



BUCKINGHAM TOWN COUNCIL

TOWN COUNCIL OFFICES, BUCKINGHAM CENTRE,
VERNEY CLOSE, BUCKINGHAM. MK18 1JP

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www.buckingham-tc.gov.uk

Town Clerk: Mr. P. Hodson

Wednesday, 16 December 2020

PLANNING
COMMITTEE

Councillor,

You are summoned to a meeting of the **Planning Committee** of Buckingham Town Council to be held on Monday 21st December 2020 following the Interim Council meeting online via Zoom, Meeting ID 871 2899 7691.

Residents are very welcome to ask questions or speak to Councillors at the start of the meeting in the usual way. Please email committeeclerk@buckingham-tc.gov.uk or call 01280 816426 for the password to take part.

The meeting can be watched live on the Town Council's YouTube channel here:
<https://www.youtube.com/channel/UC89BUTwVpjAOEIdSlfcZC9Q/>

Mr. P. Hodson
Town Clerk

Please note that the meeting will be preceded by a Public Session in accordance with Standing Order 3.f, which will last for a maximum of 15 minutes, and time for examination of the plans by Members.

AGENDA

1. Apologies for Absence

Members are asked to receive apologies from Members.

2. Declarations of Interest

To receive declarations of any personal or prejudicial interest under consideration on this agenda in accordance with the Localism Act 2011 Sections 26-34 & Schedule 4.

Buckingham



Twinned with Mouvaux, France;



Neukirchen Vluyn, Germany



Members are reminded when making decisions that the Public Sector Equality Duty 2010 requires Members to have due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by the Act, advance equality of opportunity between people who share a characteristic and those who don't, and to foster good relations between people who share a characteristic and those who don't.

All Committee documents can be found on the Buckingham Town Council's website. Alternatively, the Clerk send you a copy of any minutes, reports or other information. To do this, send a request using the contact details set out above.

3. Minutes

To receive and agree the minutes of the Planning Committee Meeting held on Monday 30th November 2020 to be put before the Full Council meeting to be held on 25th January 2021.

[Copy previously circulated](#)

4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

4.1 (847/20) To receive a verbal report from the Town Clerk on the reasons why Buckinghamshire Council have withdrawn from the Knowledge Arc.

4.2 To note that the consultation on Main Modifications started on 15th December and runs until 9th February 2021, and will be considered fully at the January meeting. The link is <https://aylesburyvaledc.oc2.uk/document/9>

5. Action Reports

To receive action reports as per the attached list.

[Appendix A](#)

5.1 (848.3/20) To receive a verbal update from the Town Clerk on the submission to list the GP surgeries as Community Assets

5.2 (851/20) To receive a report from Cllr. Harvey on the results of an FoI request for information on 16/00151/AOP – Land at Walnut Drive

6. Planning Applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesday, 13th January 2021 and 10th February 2021 at 2.30pm. Strategic Sites Committee meetings are the following day at 2pm.

To consider a response to planning applications received from Buckinghamshire Council and whether to request a call-in

Additional information from the Planning Clerk is attached

[Appendix B](#)

The following three applications may be considered together:

1. [20/04026/APP](#) Land adjacent to Tesco Store, London Road, MK18 1AB
Variation of Condition 2, 3, 4, 5, 6, 9, 10, 11, 12 and 13 of planning permission 18/02959/APP - Alteration to building design, reduction in scope of scheme to reduce building from two to one storey and minor associated alterations to site layout.
2. [20/04031/AAD](#) Installation of 6 no. fascia signs, 3 No. booth lettering signs and 1 No. 15" digital booth screen (amendment to 18/02970/AAD)
3. [20/04032/AAD](#) Installation of various site signage including 4no. freestanding signs, 2no. banner units, 4no. dot signs, 1no. digital booth screen and 1no. play land sign (amendment to 18/04235/AAD)
Fox [McDonalds Restaurants Ltd]
4. [20/04044/APP](#) Site Of The Former 61 Moreton Road, MK18 1JZ
Condition to be added to approval 19/00735/APP following amended plan
Kosterski
5. [20/04055/APP](#) 17 Westfields, MK18 1DZ
Application for a Lawful Development Certificate for the proposed single storey rear extension
Hawkins

6. [20/04110/ALB](#) 8 Market Square, MK18 1NJ [*occupied by Apple Estate agents*]
Roof re-tiling with like for like tiles
Barrell
7. [20/04127/APP](#) 10 Hilltop Avenue, MK18 1TZ
Erection of a 1.8m close board fence (retrospective) and the erection
of a timber shed
Davies
8. [20/04195/ALB](#) 32 Nelson Street, MK18 1DA
Internal alterations including the demolition of four partitions
Franklin

The following two applications can be considered together:

9. [20/04229/APP](#) 15 Market Square, MK18 1NW
10. [20/04230/ALB](#) Alterations to ground floor front elevation and internal work including
removal of existing stairs and replace on first floor; Alteration to
existing ground floor shop front (Construction matching – style,
material and appearance of existing) to incorporate a doorway forming
independent access to residential (C3) first and second floors.
Godagama
11. [20/04249/APP](#) 2 Chandos Close, MK18 1AW
Rection of fence to boundary (retrospective)

Amended Plans

12. [20/02511/APP](#) Garage Site, Pightle Crescent
Demolition of the existing 20 garages and the erection of 8 x 2-storey
apartments of the following configuration: 4 x one-bed apartments, 2 x
two-bed apartments, 2 x three-bed apartments. Each apartment would
have undercroft parking giving a total of 14 spaces, including 2 visitor
parking bays. 5 separate spaces would also be provided just to the
east of the dwellings. The existing 12 spaces would be retained at
Pightle Crescent, which makes 31 parking spaces in total for the
development. A secure communal bin storage area is also proposed,
sized for the proposed development from discussions with the
Council's Waste Services Co-ordinator.
Monro [VAHT]

Not for consultation

13. [20/04214/ATC](#) Bourtonhold House, 51 Well Street MK18 1EP
One Weeping Willow. To structural pollard the tree to circa 10-11m.
Niles

7. 7.1 Planning Decisions

To receive for information details of planning decisions made by Buckinghamshire Council.

Approved

Application	Site address	Proposal	BTC response
20/01719/APP	25 Motreton Rd.	Change of use of ground floor to clinic	NO objections
20/02488/APP	Home Appliances	Partial ch/use B1→B8, B1 & A1	No objections

20/02904/APP	2 Edge Hill Court	2-st & s/st side extensions	No objections
20/03392/APP	8 Moreton Rd.	Garage conversion	No objections
20/03453/APP	8 Moreton Drive	2-st front ext'n & rear dormer window	No objections
20/03467/APP	1 Hilltop Ave	S/st rear ext'n, alts to porch & window	No objections
20/803588/APP	14 Gilbert Scott Rd	New fence and parking area	No objections
20/03606/APP	6 Stowe Avenue	Two storey rear extension	No objections
20/03650/APP	11 Treefields	Single storey rear extension	No objections
20/03784/APP	32 Bradfield Ave.	Front & rear extensions, move front door	No objections

Refused

Application	Site address	Proposal	BTC response
20/03417/APP	40 Kingfisher Rd	Enlarge garage roof area + dormers	No objections

Not Consulted on:

Approved

Application	Site address	Proposal	BTC response
20/03689/ATC	Univ. car park Hunter St.	Works to 4 decayed willow trees	No objections
20/03738/ATP	6 Manor Gardens	Crown reductions, 2 No Common Ash	No objections
20/03742/ATP	Sandmartin Close	Crown reduction, 12 No Field Maples	No objections
20/03831/ATP	15 Moreton Drive	Crown reduction, Beech	No objections
20/03738/ATP	6 Manor Gardens	Crown reductions, 2 No Common Ash	No objections

7.2 Planning Inspectorate

An appeal on the grounds of non-determination has been lodged ref. 19/01476/APP Station House, Tingewick Road – erection of 9 dwellings (originally 11 dwellings)

Members responses (attached) will be sent to the Inspectorate with the other documents. If

Members wish to add anything, the cut-off date is 30th December 2020.

[Appendix C](#)

8. Buckinghamshire Council

8.1 To receive notes of a meeting held on 2nd December 2020 with officers of Buckinghamshire Council

[Appendix D](#)

8.2 To receive a verbal report from Cllr. Cole of a meeting held on Tuesday 15th December at 5pm called by BMKALC to discuss planning matters with Cllr. Whyte and the Buckinghamshire planning team.

8.3 To receive news of Buckinghamshire Council new documents and other information from Council Members present

8.4 To discuss applications to be called-in, as decided above, and which Buckinghamshire Councillor wishes to volunteer for this

8.5 An updated list of undecided **OPPOSE & ATTEND** applications and call-ins, is attached for information

[Appendix E](#)

9. Buckinghamshire Council Committee meetings

9.1 N. Bucks. Area Planning Committee (16th December 2020) *Cancelled*

9.2 Strategic Sites Committee (17th December 2020) *No Buckingham applications*

10. Consultation

To receive notice of a consultation (response date 28th January 2021) to be considered fully at the next meeting. A summary of the questions is attached. [Appendix F](#)
<https://www.gov.uk/government/news/fast-track-for-public-services-new-planning-reforms-to-speed-up-delivery-of-schools-and-hospitals>

11. S106 quarterly update

Mr. Rowley reports:

I have been advised by a colleague that the Care Home development rear of Grand Junction PH has commenced so I will be raising an invoice this week for the two S106 Contributions due to AVDC.

12. Tree felling applications

The list is attached for completeness, but Members should note that it is identical to the last meeting's, as the only new application has been for maintenance work only, not for removal.

[Appendix G](#)

13. Enforcement

To report any new breaches

14. Matters to report

Members to report any damaged, superfluous and redundant signage in the town, access issues or any other urgent matter.

15. Chairman's items for information

16. Date of the next meeting: Monday 18th January 2021 at 7pm.

To Planning Committee:

Cllr. M. Cole JP (Vice Chairman)

Cllr. G. Collins (Town Mayor)

Cllr. J. Harvey

Cllr. P. Hirons

Cllr. A. Mahi

Cllr. Mrs. L. O'Donoghue (Chairman)

Cllr. A. Ralph

Cllr. R. Stuchbury

Cllr. M. Try

Mrs. C. Cumming

(co-opted member)

Regular actions

Minute	Actions	Minute	News Releases	Date of appearance
849/20	5 via Parish Channel 1 via Parish Liaison 6 Trees via Comments tab	856/20	Conservation of trees in town - National Tree Planting Week (combined with release from Tree subgroup & Environment C'ttee)	

Other actions

Subject	Minute	Form	Rating √ = done	Response received
Buckinghamshire Council				
Housing need survey	240.2/20	Town Clerk to enquire if basis will be changed to reflect post-Covid circumstances		
Tingewick Rd roundabout signage	308/20	Contact Highways re previously reported sign damage etc. not yet repaired	√	Sign repaired
	723.3	Suggest 'New Road Markings' warning sign	√	See agenda 5.2 Cllr. Cole reports 'Cemetery' has been taped over
	762.1/20	Ask for 'Cemetery' to be covered until operational and warning of new road markings	√	
	848.2	'New Road Layout' is permissible, so ask for it to be installed	√	
Moreton Rd Temp Crossing	304/20	Ask about survey	√	
Town & Parish Charter	722/20	Town Clerk to circulate when available		
Walnut Drive	851/20	Request to be involved in s106 consultations Town Clerk to query Strategic Sites Committee not North Bucks Area Committee Cllr Harvey to report back on Fol result	√	Agenda 5.2

Subject	Minute	Form	Rating √ = done	Response received
Planning policy	852.2	Town Clerk to ask about revisions to policy		
Call-in requests				
Call-in Procedure	244.3/20	Town Clerk to seek clarification on timing	√	
Call-ins	766/20	20/03092 & 03439 – CC 20/03387 – WW 20/03494 – HM 20/03602 – CC	√ √ √ √	HM is looking into parking aspect
	852.3	20/03677 – SC & CC 20/03840 - WW	√ √	
Enforcement reports and queries				
West End Farm Care Home site	731.2/19	Write to AVDC, BCC & HE as minuted	√	Update from Archaeology Officer: I have had an update from the archaeological contractor regarding the burials in Buckingham which I thought you would like to hear. All of the skeletal remains have now been cleaned and catalogued and between 70 and 80 individuals are now known to have been recovered, which is more than we originally thought. These remains are now scheduled to go to a specialist osteo-archaeologist for detailed analysis, which involves identification of age, gender, evidence of trauma and disease. It will also involve the identification of suitable remains for scientific testing to try and answer questions such as the date of the burials, the origins of the people buried, and if there are any family groups. This work should be starting before Christmas, and will take about four months, following which I will hopefully be able to provide you with a more detailed update.
Administration	244.1	Ask about budget allocation	√	
Evaluation and review	244.1	Ask about formulating base data for evidence-based review and measuring progress	√	
Hedge on Bourton Road	857/20	Overgrowing footway	√	Already in hand
House on	857/20	Unauthorised work? Cllr	√	Application 18/00147/APP approved April 2018, so within 3 year

ACTION LIST

Appendix A

Subject	Minute	Form	Rating √ = done	Response received
Chandos Road		Hirons to send details		implementation limit
Page Hill	857/20	Unauthorised encroachment onto public land? Cllr. O'Donoghue to obtain addresses		
Well St. bollard	857/20	Replacement of 'temporary' (Feb.20) bollard	√	
Neighbourhood Plan Review				
Knowledge Arc	847/20	Town Clerk to ask BC re withdrawal from Arc		
Trees	856/20	Town Clerk to investigate other NP policies on trees		
Other:				
Surgery applications	40/20	Town Clerk to investigate whether North End and Verney Close surgeries can be designated Community Assets		Town Clerk's report at agenda 5.3 Verbal update agenda 5.1
	762.1/20	Environment Committee to set up meeting with Swan Practice		
Signage for Pegasus crossing	208.1	Report signs for 'new' crossing	√	
Bypass river bridge		Report further deterioration	√	
Lace Hill Health Centre	247/20	1. Check s106 status 2. Town Clerk to warn practice about use-by date	√ √	See agenda 6.2 (17/8/20)
	299.2	Get answer in plain English		
S106 use	247/20	Town Clerk to check with other Districts re Sport & Leisure projects	√	
Litter	723.4	All Members to encourage public to act		
HGV routes	724.2	Obtain maps used in presentation		E-W Rail received; HS2 awaited

ACTION LIST

Appendix A

Subject	Minute	Form	Rating √ = done	Response received
Estate agent signs	762.1	Summerhouse Hill – write to all 4 agents	√	

[Back to AGENDA](#)

PLANNING COMMITTEE

MONDAY 21st DECEMBER 2020

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications

Land Adjacent To Tesco Stores Ltd London Road Buckingham MK18 1AB

1. 20/04026/APP

Variation of Condition 2, 3, 4, 5, 6, 9, 10, 11, 12 and 13 of planning permission 18/02959/APP - Alteration to building design, reduction in scope of scheme to reduce building from two to one storey and minor associated alterations to site layout.

2. 20/04031/AAD

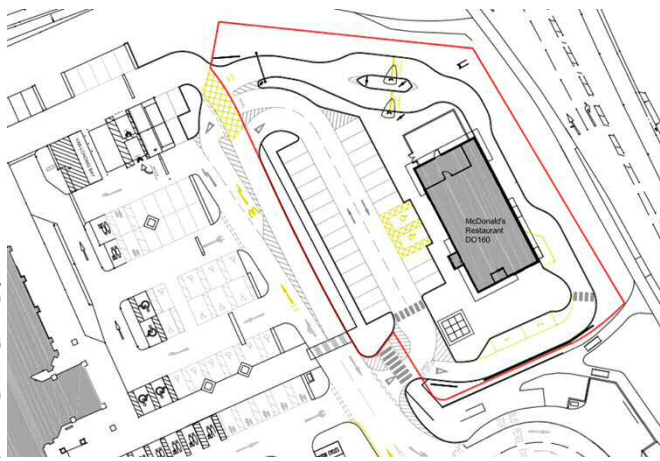
Installation of 6 no. fascia signs, 3 no. booth lettering signs and 1 no. 15" digital booth screen (amendment to 18/02970/AAD)

3. 20/04032/AAD

Installation of various site signage including 4no. freestanding signs, 2no. banner units, 4no. dot signs, 1no. digital booth screen and 1no. play land sign (amendment to 18/04235/AAD)

Fox [McDonalds Restaurants Ltd]

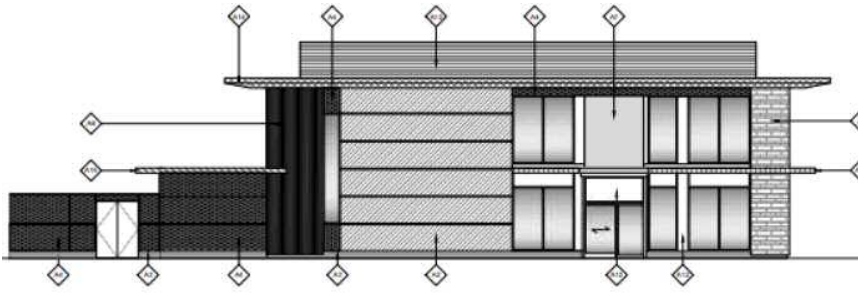
Existing car park layout, including Click&Collect Booth



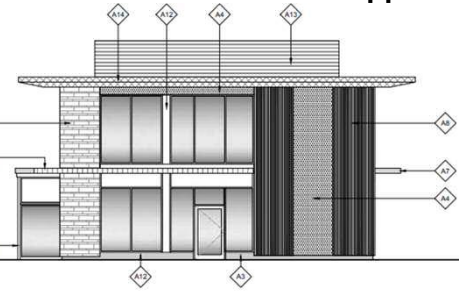
Block plan of approved scheme, with relocated Click&Collect booth
Note two-way traffic in parking area



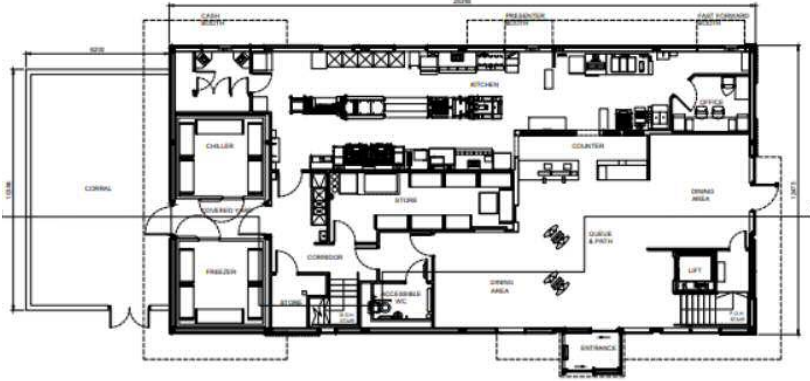
Block plan of new application; note traffic now one-way through site, and associated modified design of northern access. Existing pedestrian access to Tesco from London Road and bus stop retained, together with trolley park and trolley traps; only the inner end has been modified slightly, where it crosses the combined exit.



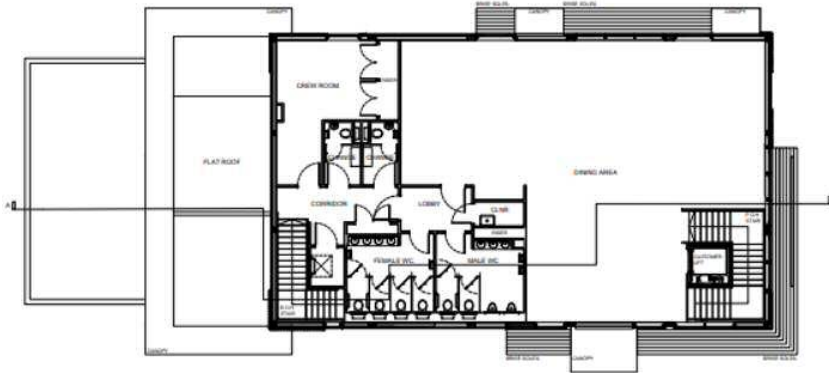
Elevation facing Tesco, as approved (height 8.740m)



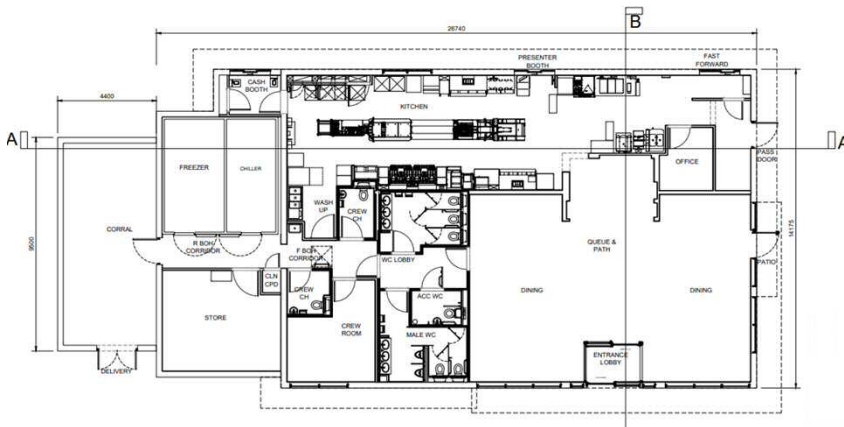
Elevation facing petrol station, as approved



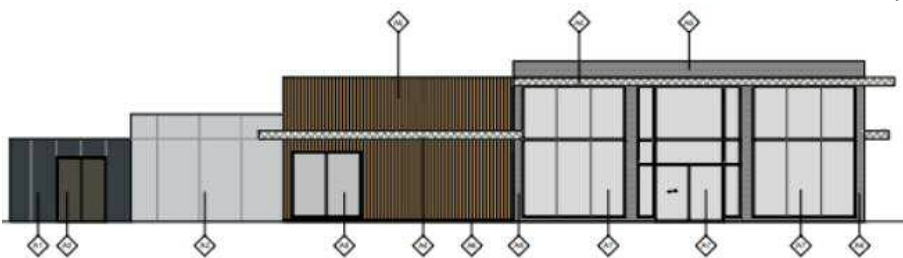
Floor layouts as approved: Ground



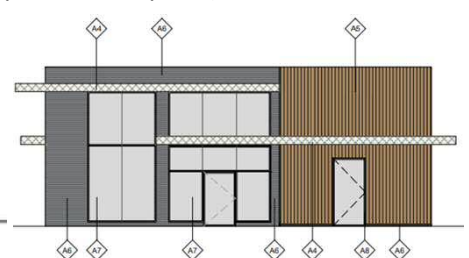
First floor



Ground Floor layout as proposed:
(Upper floor all plant)



Elevation facing Tesco, as proposed (height 5.835m)



Elevation facing petrol station, as proposed

Planning History - McDonalds applications only

1	18/02959/APP	Development of a drive-thru restaurant (Class A3/A5) with associated car parking and landscaping works. The reconfiguration of part of the wider carpark and the relocation of the click and collect facility.	Approved
2	18/02970/AAD	Installation of 7no. building fascia signs	Advert Consent
3	18/02972/AAD	Installation of 1no. drive totem (6M), 2no. single sided directional sign 'Right Arrow', 1no. single sided directional sign 'Ahead Arrow' and 1no. apppendage on existing tesco monument sign - (5 total)	Advert Consent
4	18/02976/AAD	Various site signage including 1 no. gateway height restrictor, 9 no freestanding signs, 2 no. banner units, 1 no. side by side directional, 23 no. DOT signs and 1no. play land sign	Application Withdrawn
5	18/04235/AAD	Site signage suite to include digital signs; various site signage including 4 no. freestanding signs, 2 no. banner units, 4 no. dot signs, 1 no. digital booth screen and 1 no. play land sign	Advert Consent
6	20/04026/APP	Variation of Condition 2, 3, 4, 5, 6, 9, 10, 11, 12 and 13 of planning permission 18/02959/APP - Alteration to building design, reduction in scope of scheme to reduce building from two to one storey and minor associated alterations to site layout.	Pending Consideration
7	20/04031/AAD	Installation of 6 no. fascia signs, 3 no. booth lettering signs and 1 no. 15" digital booth screen (amendment to 18/02970/AAD)	Pending Consideration
8	20/04032/AAD	Installation of various site signage including 4no. freestanding signs, 2no. banner units, 4no. dot signs, 1no. digital booth screen and 1no. play land sign (amendment to 18/04235/AAD)	Pending Consideration

The previous application 18/02959/APP was approved in February 2020 and all its conditions have since been discharged. The current application differs from this in several respects, and thus a new application is necessary. However some of the previous conditions were generic to the use of the site, such as drainage, and so – provided the officers are satisfied that there is no material change – many of the variations required are just the exchange of new drawing numbers for old.

The conditions to be varied are:

2	Building materials	see below; needs rewording to accord with new design
3	Surface water drainage scheme	revised drawing numbers
4	Foul water drainage scheme	revised to accord with new design
5	Tree Protection Plan	revised drawings
6	Landscaping scheme	revised drawings
9	Construction Management Plan	revised to accord with new design
10	Servicing Management Plan	revised to accord with new design
11	Boundary treatments	see below
12	Travel Plan	updated
13	Cycle Storage	details of cycle racks and shelter submitted; siting changed

Conditions 1 (Time limit), 7 (Replacement of failed planting) and 8 (Parking) do not need any variation.

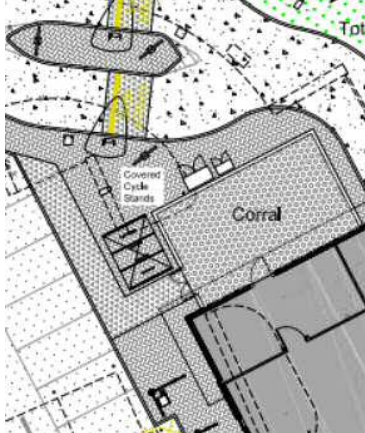
The principal change is that there will no longer be a restaurant area on a first floor. The footprint of the building is not dissimilar (length 26.7m, was 25.4m; width 14.2m, was 12.4) and the layout has been simplified. The roof area is given over to the necessary airconditioning units etc. None of the trees within the existing parking area will be retained; trees around the boundary will be augmented by shrub planting.

Building materials. Much less detail is given; for example, the approved cladding described as '10mm thick natural stone tiles ref: Petra di Luserna by Graniti Fiandre' has become 'stone effect cladding panels'. There are also areas of dark grey engineering brick and 'random mix of timber effect cladding panels' - the colour scheme is otherwise black, white and grey.

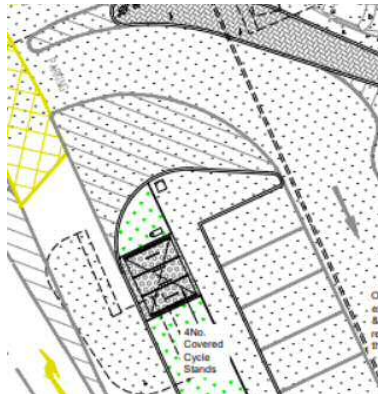
Boundary treatment. The previous 1.8m perimeter fence has been discarded. The northeast boundary, facing the bypass roundabout, will have a 1.2m (4 foot) high post and rail timber fence with mesh between the ground and the lowest rail (of three). It will be reinforced with a shrub bed on the inner side, and trees. The eastern (London Road) boundary will be grass and ornamental shrubs, and the western (between the

parking area and the access road) an ornamental hedge with trees. The southern boundary, from the pedestrian path to London Road to the crossing over the exit lane, is a 600mm (2ft) high knee rail.

Cycle parking. There will be 4 x Sheffield racks (like those at the Library and the bus station), so parking for 8 cycles, under a curved roof shelter. It has been moved from beside the corral to the end of the parking bays.



18/02959/APP



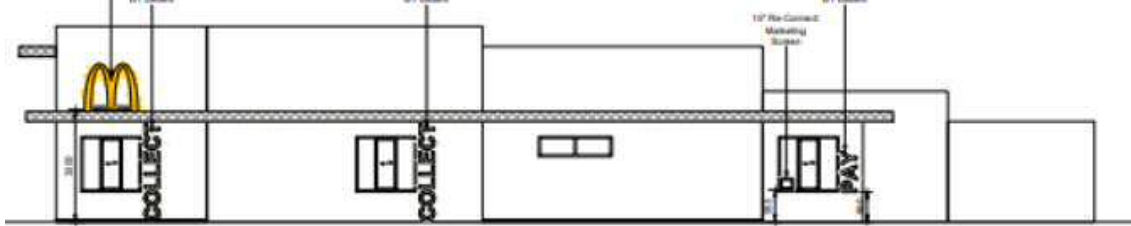
20/04026/APP



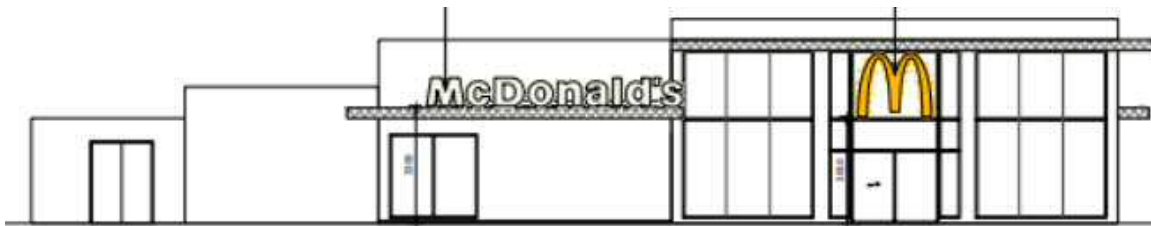
Other comments: the site plans are accurate and have the North arrow correctly oriented; the floor & roof plans do not – ‘North’ is shown parallel to the short wall of the building – and the ‘corral’ open area at the northern end of the building is shown as a rectangle whereas all the other new drawings show it with a sizeable corner lopped off (compare floor plans above with the new Block Plan).

Signage applications

2. 20/04031/AAD: Instal'n of 6no. fascia signs, 3no. booth lettering signs & 1no. 15" digital booth screen



Facing London Road



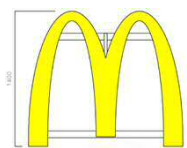
Facing Tesco



Facing petrol station



Facing bypass

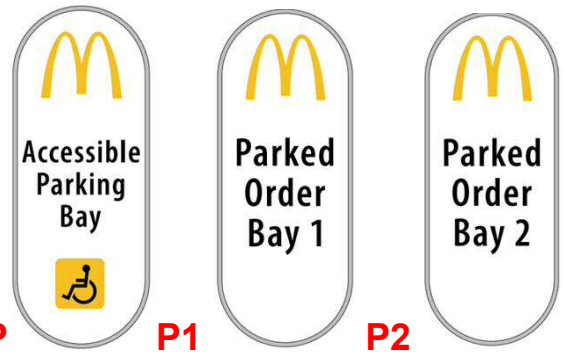
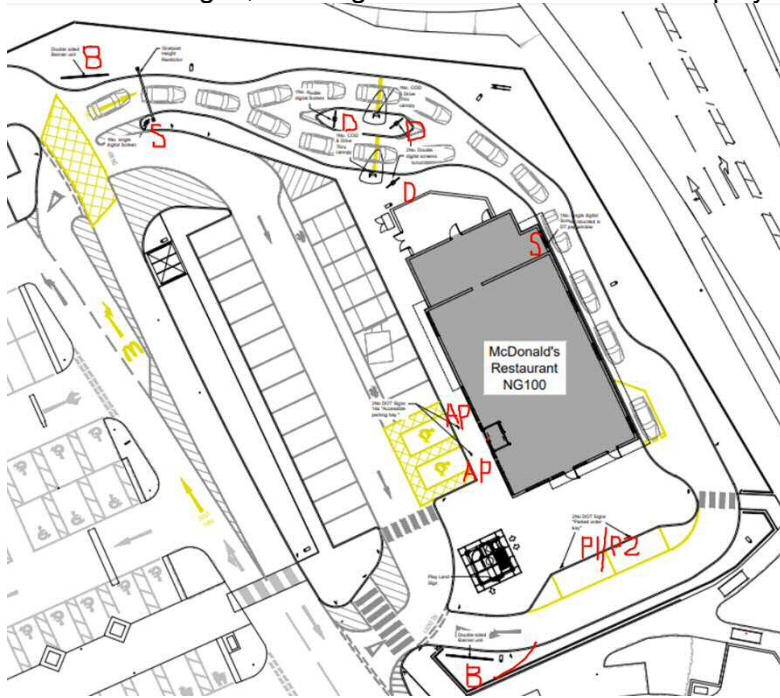


1400mm (56") high & internally illuminated



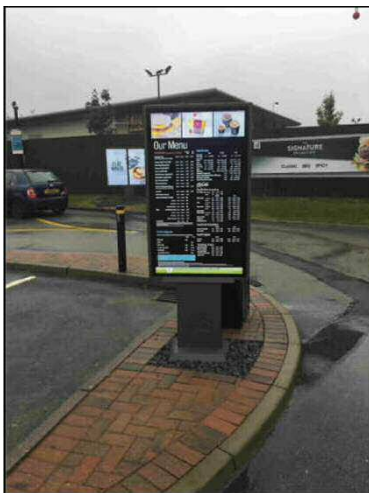
800mm (32") high & internally illuminated

3. 20/04032/AAD: Installation of various site signage including 4no. freestanding signs, 2no. banner units, 4no. dot signs, 1no. digital booth screen and 1no. play land sign

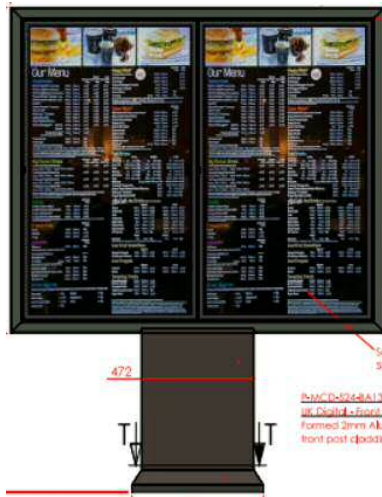


AP P1 P2
DoT signs: 700mm (28") high, 280mm (11") wide

Sign placement



S Single Freestanding menu board
2.05m (5'10") high, 840mm (34") wide



D Double Freestanding menu board; 2.05m (5'10") high, 1.57m (63") wide



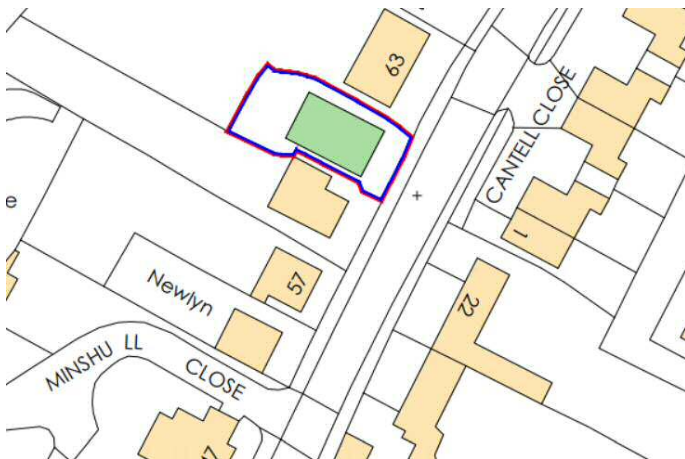
B Banner unit (double sided): 4.82m wide, 2.06m high (16' x 5'-10")

4. 20/04044/APP

Site Of The Former 61 Moreton Road MK18 1JZ

Condition to be added to approval 19/00735/APP following amended plan

Kosterski



Site cleared before decision (photo taken June 2019)

Planning history

1	19/00735/APP	Demolition of existing bungalow and erection of a 4-bed dwelling	Approved
2	20/04044/APP	Condition to be added to approval 19/00735/APP following amended plan	Pending Consideration

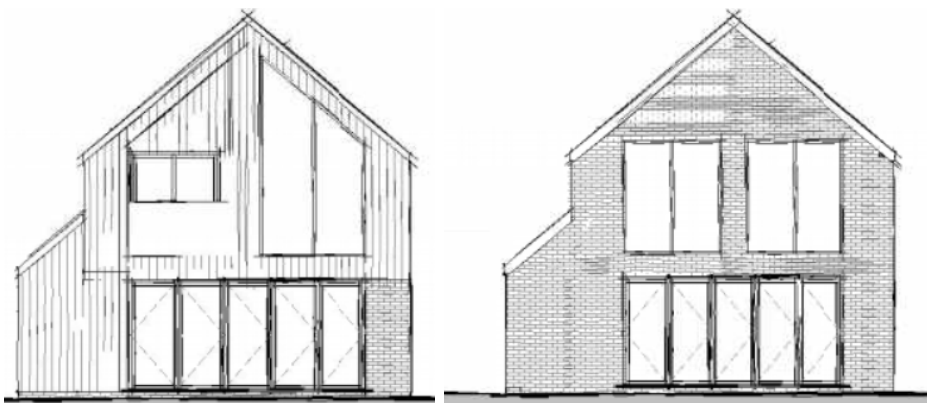
The site formerly

held a bungalow almost identical to the one in the photo above (№63) which was demolished before the application to replace it with a four-bedroomed house was taken to Committee. The bungalow had a front hedge, and the parking was behind the hedge parallel to the road on the hardstanding visible in the photo. South of the bungalow is a two storey detached house (№59) which has a 1.8m wooden fence up to the rear edge of the footpath.

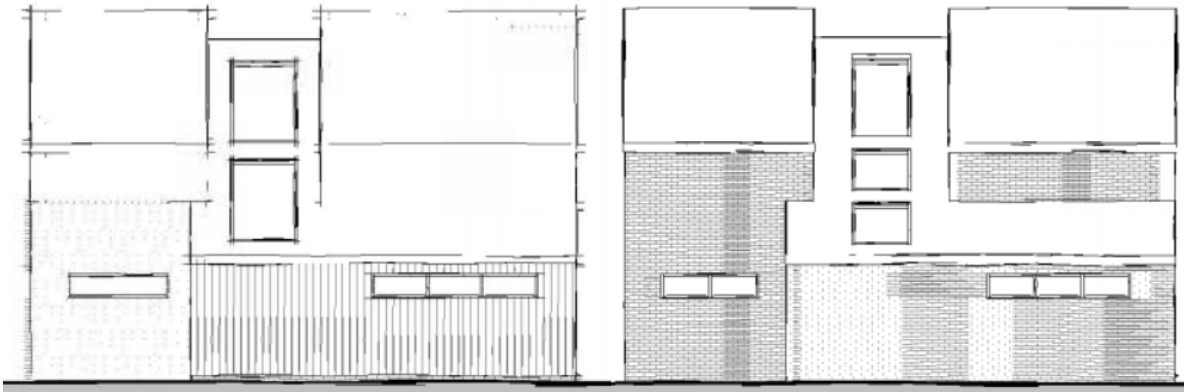
The reason for the application as given on the application form is

“The client is seeking to simplify the external material arrangement and add additional internal space to bedroom areas by removing the approved balcony. All of the internal changes are minor amendments to wall positions.”

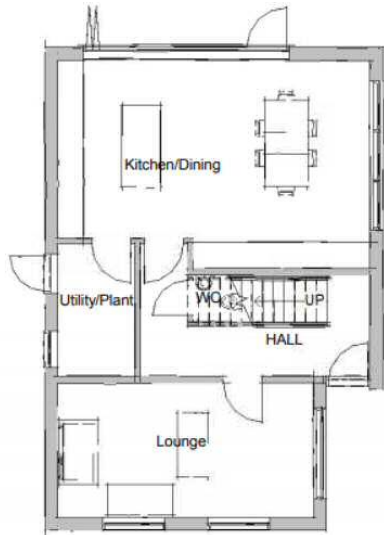
The drawings are clearly listed on the decision sheet for 19/00735/APP, with the revision letter for each *but not referred to in any of the conditions*, thus the amendments to the plans enable the Planning Authority to remedy this omission in the decision sheet for this application, should it be approved. In addition to deleting the balcony at the rear of the master bedroom, the applicant wishes to divide the utility room area to form a downstairs toilet. Apart from the infilling of the balcony recess, there are changes to the design of the windows on the rear and north-facing walls. The front elevation and the south side are unchanged.



Rear elevation as approved and as proposed



Side elevation towards No.63 (north) as approved and as proposed



Ground

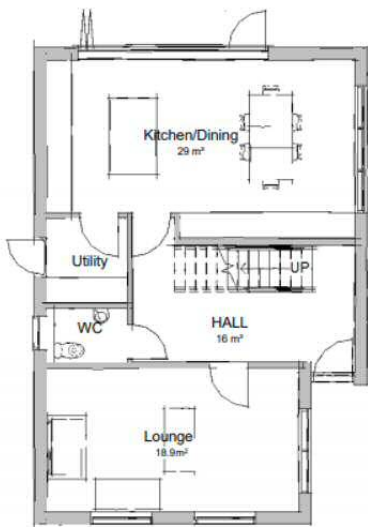
1 : 100



First

1 : 100

Approved floor layouts



Ground

1 : 100



First

1 : 100

Proposed

Members disagreed with the Highways officer's comments about the safety of the proposed parking in 2019, and Cllr Hirons attended the DMC meeting to put the Town Council's case. A set of photographs taken of the Moreton Road above and below the site was circulated to Committee Members. Members' comments had

read (25th March 2019):

Members disagreed with the Highways response; the frontage of the site was inadequate for parking three cars as drawn, there was no room to turn and emerge forwards onto a busy A road, on a steep hill, just above a bend and close to permitted kerbside parking on the opposite side. The bungalow had access for one vehicle (due to a front hedge) and thus turning space for it, so the situation was not analogous.

Concern was expressed that the original bungalow had contained asbestos panels and had been demolished without permission and related statutory controls, and that a similar problem might arise with the neighbouring property, subject of current application 19/00823/APP.

It was also noted that the proposed separation from No.59's boundary was less than 1m; while this was the same as for the bungalow, the additional storey would detrimentally affect the amenity of the neighbours.

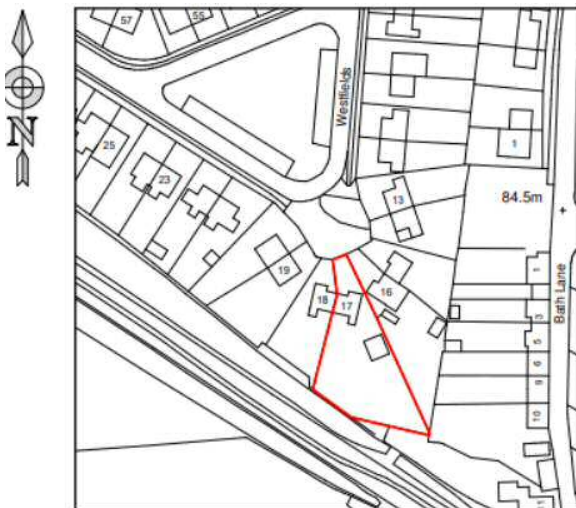
The proposal is unchanged in this respect. There was a reminder on the decision sheet that wilfully obstructing the highway with vehicles involved in building operations was an offence (Informative #6).



5. 20/04055/APP

17 Westfields, MK18 1DZ

Application for a Lawful Development Certificate for the proposed single storey rear extension
Hawkins



No17 on left

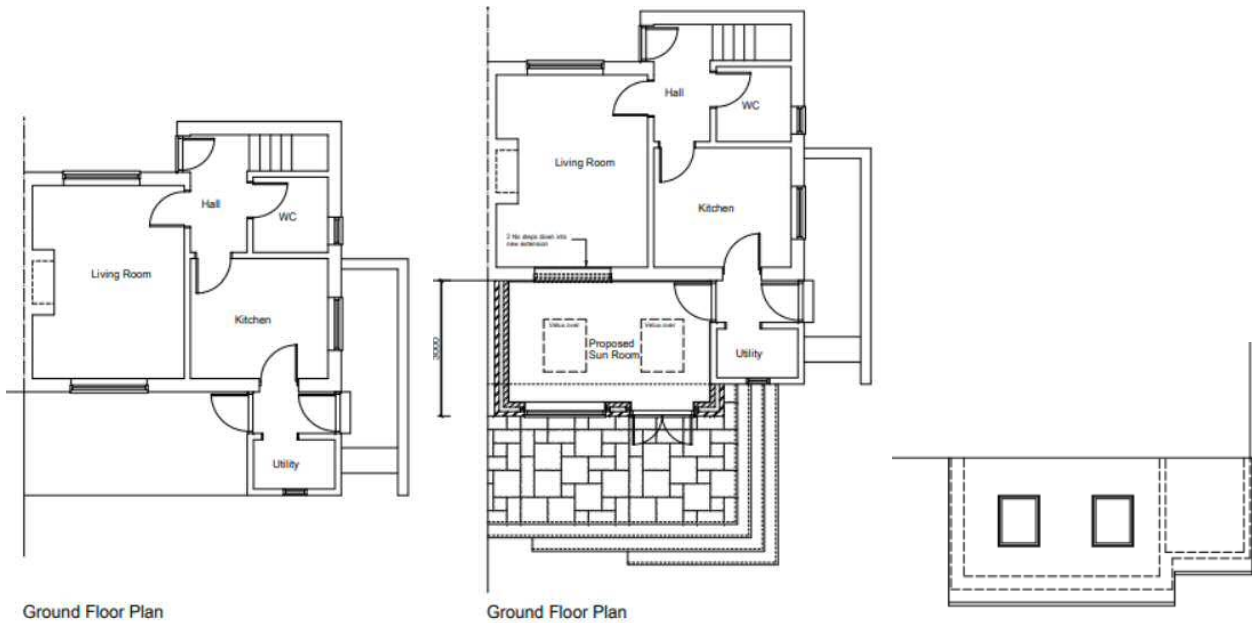
Property History

1	09/02187/APP	Erection of detached garage	Householder Approved
2	20/04055/ACL APP	Application for a Lawful Development Certificate for the proposed single storey rear extension	Pending Consideration

Initially listed as an ACL – not for consultation, changed to APP 14/12/20.

Appendix B

The site is at the southeast corner of the triangular part of Westfields and has a large garden stretching to the foot of the railway embankment, containing a detached garage; there is also parking to the front and side of the house. It is semi-detached, with a two-storey front projection housing the stairs, and a rear single-storey projection which houses a lobby and utility room. It is proposed to build the extension next to this, along the back of the house to just short of the boundary and rather deeper than the existing utility room with a single-slope roof of a different angle to the existing, with two skylights.



Ground Floor Plan

Ground Floor Plan

Extension roof plan

Existing

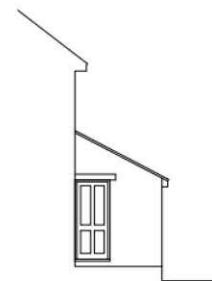
Proposed



Rear Elevation



Side Elevation



Side Elevation

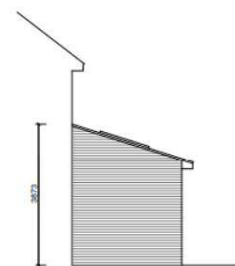
Existing



Rear Elevation



Side Elevation



Side Elevation

Proposed

6. 20/04110/ALB

8 Market Square, MK18 1NJ [occupied by Apple Estate agents]
 Roof re-tiling with like for like tiles
 Barrell



Part of roof highlighted on Location Plan

The site is the rear part of 8 Market Square and the roof in question is not visible except from the adjacent building (none of the above illustrations are from the submitted documents, which only have a highlighted area on the Location Plan). The building’s owner has noticed a leak in this roof, and his contractor has recommended complete replacement of the tiles due to the existing ones being in very poor condition or inadequately secured. They are not original, and were apparently replaced in the 1997 works. The existing felt and battens would be retained. The owner is aware that some of the tiles may contain asbestos, and would take appropriate measures to deal with this.

Planning History (not signage):

1	81/01388/AV	CONVERSION TO PROVIDE GROUND FLOOR BUILDING SOCIETY OFFICE AND 4 SELF CONTAINED FLATS	Approved
2	82/00105/AV	ALTERATIONS AND REFURBISHMENT IN CONNECTION WITH PROVISION OF GROUND FLOOR BUILDING SOCIETY OFFICE AND 4 SELF CONTAINED FLATS	Approved
3	97/01533/APP	CHANGE OF USE OF FLAT 1 AT REAR FROM RESIDENTIAL TO CLASS A2 OFFICE	Approved
4	97/02478/APP	NEW SHOPFRONT	Withdrawn
5	97/02479/ALB		
6	98/00068/ALB	ALTERATIONS TO WINDOWS & DOOR IN REAR ELEVATION	LB Consent
7	98/00189/ALB	INTERNAL ALTERATIONS	LB Consent
8	09/00543/APP	Change of use to Estate Agents office	Approved
9	20/04110/ALB	Roof re-tiling with like for like tiles	Pending Consideration

7. 20/04127/APP

10 Hilltop Avenue, MK18 1TZ
 Erection of a 1.8m close board fence (retrospective) and the erection of a timber shed
 Davies



Photo taken 13-7-20 for previous application shows existing fence and unassembled shed

The site is a detached house on the corner of Hilltop Avenue and Catherine Court which originally had a hedge boundary which was grubbed out in 2018. The subsequent application was generated by an Enforcement investigation (18/00440/CON3).

1	12/01328/APP	Two storey side and front extension with new gable extended over new front extension and garage.	Householder Refused
2	18/04112/APP	Erection of 6ft fence on side boundary (retrospective)	Householder Refused
3	20/02013/APP	Erection of close board fence ranging in height from 1.6m to 1.8m (retrospective) and the erection of a timber shed	Householder Refused
4	20/04127/APP	Erection of a 1.8m close board fence (retrospective) and the erection of a timber shed	Pending Consideration

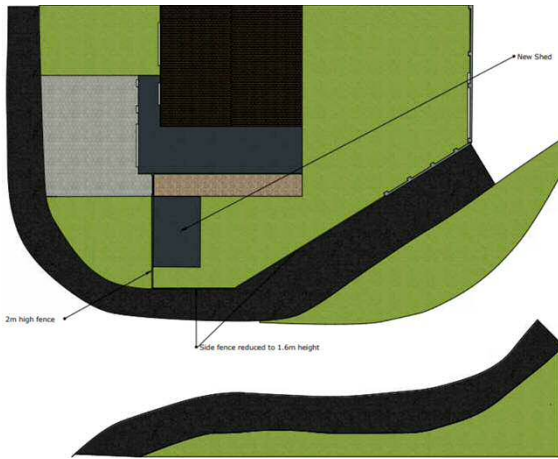


Google 2017

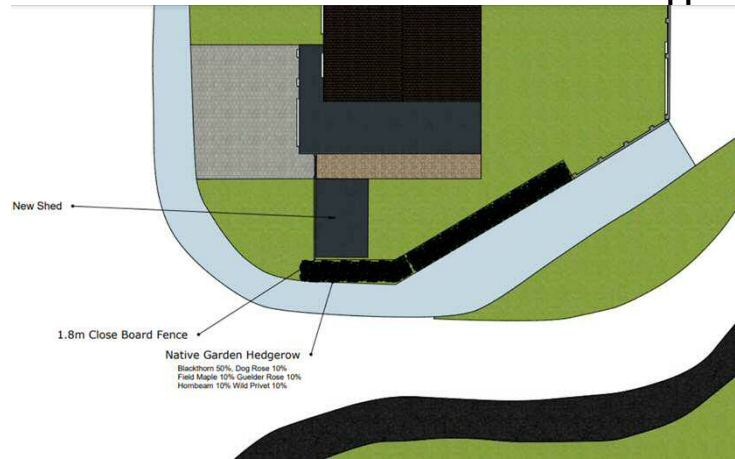


Current proposal

The side fence has been moved inwards 1.5m closing the gap between it and the shed and a hedge is to be planted outside it but still on the applicant's land. (A Land Registry document was submitted for the 2018 application to prove that the land within the previous hedgeline was within the applicant's ownership).



Refused 2020 application



New application

Members' response to the last application was:

Members noted that the reason for the refusal of the previous application (18/04112/APP, not 4142 as in the agent's letter of 19th June) was

The retrospective proposal is contrary to policy GP.35 of Aylesbury Vale District Local Plan as, by virtue of its materials, scale, and location on a corner plot, it would result in an overly dominant structure that fails to respect, and is thus unacceptably harmful to, the open character of the area and appears visually prominent within the streetscene, failing to respect the character and appearance of the locality.

A reduction of 20cm in the height of the fence does not address any of the above, and neither does the addition of a shed taller than the 2m segment remaining at the front of the house. Vertical closeboard fencing is not a feature of the estate's street scene – the original garden fences are horizontal hit-and-miss plank fences which do not give the solid expanse proposed and allow some greenery to soften the straight lines. The proximity of this fence to the public domain does not allow any landscaping to diminish the visual effect, which is still stark two years after installation. The previous boundary treatment of the site was a conifer hedge which was more appropriate in the street scene.

The reason for refusal of the last application was:

The retrospective close boarded fence is contrary to policy GP.35 of Aylesbury Vale District Local Plan and emerging policy BE2 of the Vale of Aylesbury Local Plan as, by virtue of its materials, scale, and location on a corner plot, it results in an overly dominant structure that fails to respect, and is thus unacceptably harmful to, the open character of the area and appears visually prominent within the streetscene, failing to respect the character and appearance of the locality.

Cllr. Cole has added this photograph of the fence to illustrate the visual obstruction at the junction (taken 10/12/20)

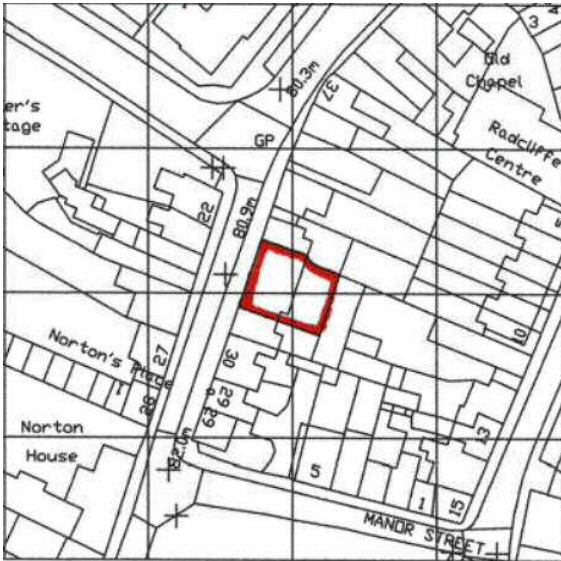


8. 20/04195/ALB

32 Nelson Street, MK18 1DA

Internal alterations including the demolition of four partitions

Franklin



Planning History

1	90/02029/ALB	REMOVAL OF FRONT DORMER WINDOWS AND SLATE OVER INSTALLATION OF NEW WINDOWS IN REAR ELEVATION	APPROV
2	14/02770/ALB	Removal and replacement of existing single glazing panes with double glazed units.	Listed Building Consent
3	20/04195/ALB	Internal alterations including the demolition of four partitions	Pending Consideration

The site is the former Royal Oak pub on the eastern side of Nelson Street south of the junction with Tingewick Road. The house forms a continuous street frontage with its neighbours, with a bay window each side of a central door, and a side passage at the southern side which gives access to the rear. There are three bedrooms in the attic and three on the first floor. The new owner wishes to make alterations as follows, for the convenience of his family:

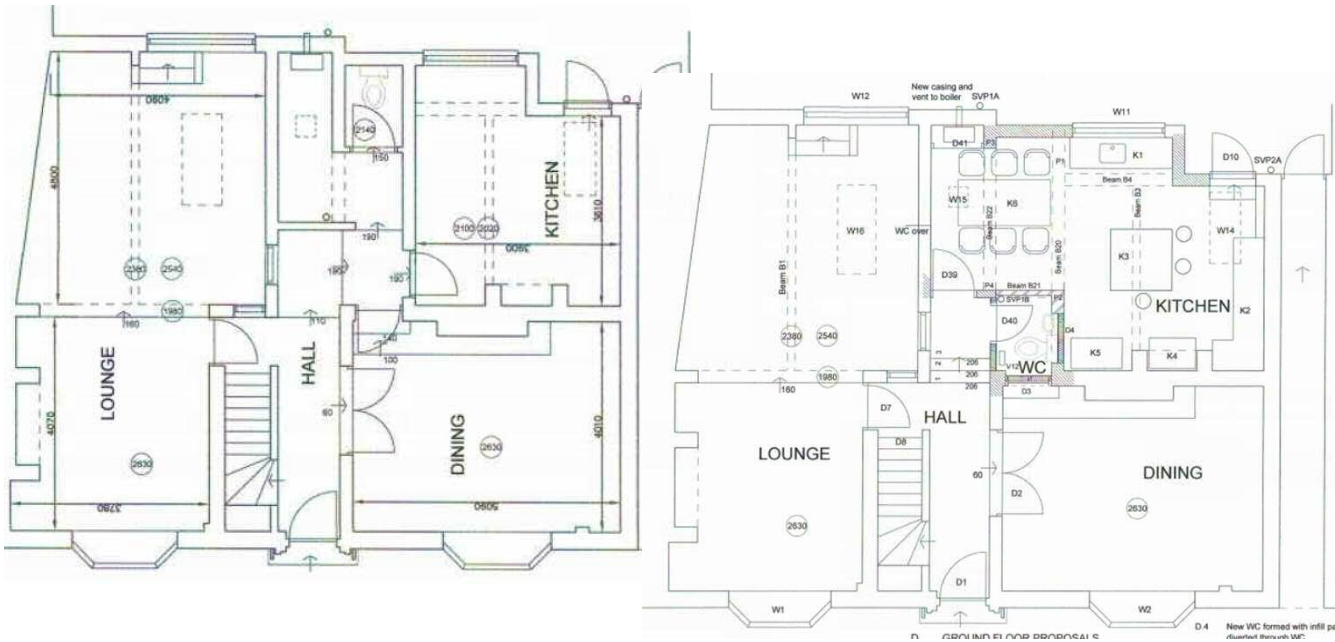
- Enlarge the existing kitchen by extending the space into the former toilet and utility area. Two walls are to be demolished and new beams inserted. Existing access limits will remain unchanged.
- A new ground floor toilet will be provided as an inboard position. The location will require the excavation of the ground floor to recess a foul drain run and allow the relocation of the main soil vent pipe to serve the amended, first floor bathroom and the new, attic shower room.
- The first floor bathroom will be enlarged by the removal of a partition wall to include the former WC space.
- A new shower room is to be formed in the attic storey.
- External render and paintwork is to be refurbished with matching colours.

Historic England's listing includes:

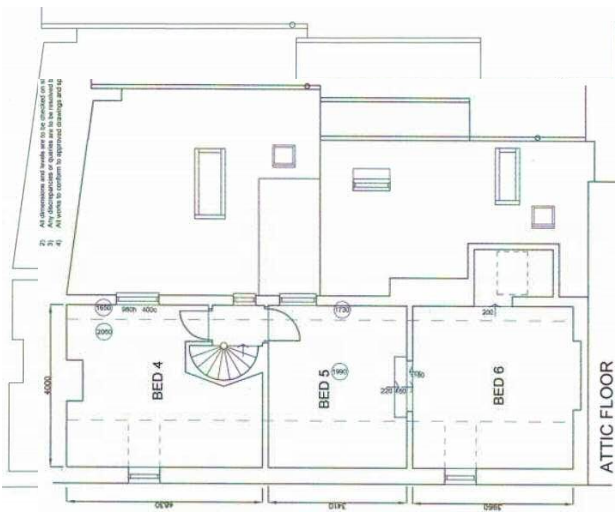
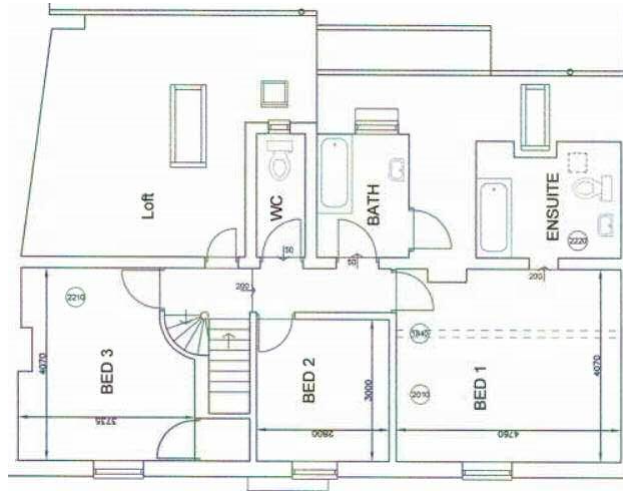
Late C18 with older origins, altered C19 and C20. Rendered over brick with slate roof and brick end stack to left. 2-unit plan. 2 storeys and attic; 3- window range. Central C20 door with moulded wood surround and cornice hood on console brackets, flanked by C19 canted bay windows. Passageway to far right. 12- pane sash windows to 1st floor with moulded wood surrounds. Rendered plinth, cogged brick eaves and 2 flat-roofed dormer windows. INTERIOR not inspected.



No exterior changes proposed to front, only repair and redecoration with matching materials; placing of 3 new vents on rear, exact siting to be determined – these will be 150 x 150 x 150mm, and white to match the render.

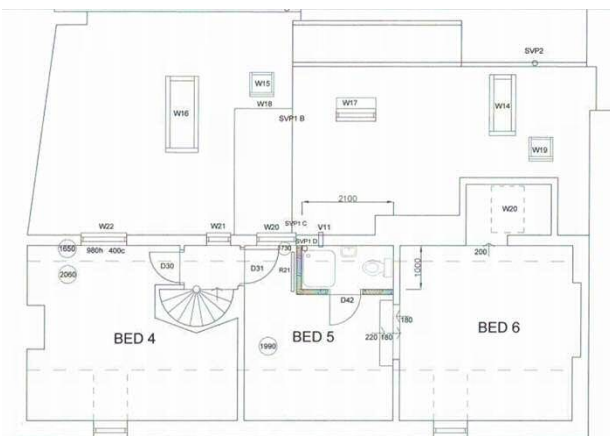


Ground floor as existing and proposed



First

floor as existing and proposed



Attic floor plan as existing and proposed

9. 20/04229/APP

10. 20/04230/ALB

15 Market Square, MK18 1NW

Alterations to ground floor front elevation and internal work including removal of existing stairs and replace on first floor.

Alteration to existing Ground Floor Shop Front (Construction matching - style, material and appearance of existing) to incorporate a doorway forming independent access to residential (C 3.) First and Second Floors.

Godagama



Property History (not signage)

1	78/00102/AV	ALTERATION OF SHOP FRONT TO ENABLE TRADE FASCIA TO BE DISPLAYED	Approved
2	08/02057/APP	Change of use of upper floors to Class A1 (ladies hairdressing salon) - Retrospective	Approved
3 4	20/04229/APP 20/04230/ALB	Alterations to ground floor front elevation and internal work including removal of existing stairs and replace on first floor Alteration to existing Ground Floor Shop Front (Construction matching - style, material and appearance of existing) to incorporate a doorway forming independent access to residential (C 3.) First and Second Floors.	Pending Consideration

The application description continues:

“INTERNAL - GROUND AND FIRST FLOOR:

Ground Floor:

Remove existing stairs to first floor and install replacement as illustrated on plan (201923-2).

Create corridor.

First Floor: Enclose landing.

Revised internal non load bearing partitions as illustrated on plan (201923-2).

Formation of bathroom as illustrated on plan (201923-2).”

The site is the former hairdressers between W.H.Smith’s and the Co-op Funeral Director’s. The proposal is to remodel the (modern) shopfront to add another doorway, to replicate the existing, to allow separate access to the first and second floor flats. The existing shop door, with doorcase, is to be moved to be central to the new front windows. It appears (it is not stated) that current access to the flats is via the shop, which compromises security both of the shop and the flats. There is no access from the rear of the building.

It is a Listed Building, considered as a group of 13/14/15 as follows:

Terrace of 3 shops and dwellings. Early C19 with C20 alterations. Red brick in Flemish bond, concealed roof, brick ridge and end stacks. Double-depth plan. 3-storey, 6-window range. C20 shop fronts to ground floor with some older elements. Each shop front has central door, flanked by shop bay windows, and moulded cornices to continuous fascias. 12-pane sash windows to 1st floor, except for C20 replacement windows to No.15, all with

gauged brick lintels. 9-pane sashes to 2nd floor, except for C20 windows to No.15, all with flat-arched heads, those to No.14 rendered. 4 giant rendered pilaster strips either end and between properties, giving a 2.2.2 composition. Pilasters flanking No.13 have capitals with egg-and-dart ornament bearing sections of entablature, octagonal vermiculated panels to top of other 2 pilasters. Moulded, rendered cornice to whole range and coped parapet, concealing roofs. Parapet to No.15 is rendered with long vermiculated lozenge panel.



The set of three; (L-R) No15 - No14 - No13

The use classes are given as A1 for basement and ground floor, and C3 for the first and second floor in both 'existing' and 'proposed' categories. However, as can be seen above, the first floor was changed to A1 to extend the hair salon in 2008; the 'existing' drawing shows it as shop/office at the front with a kitchen behind and only the second floor is residential. The proposal includes turning the first floor into another flat, with associated partitioning. I have asked the case officer for clarification.

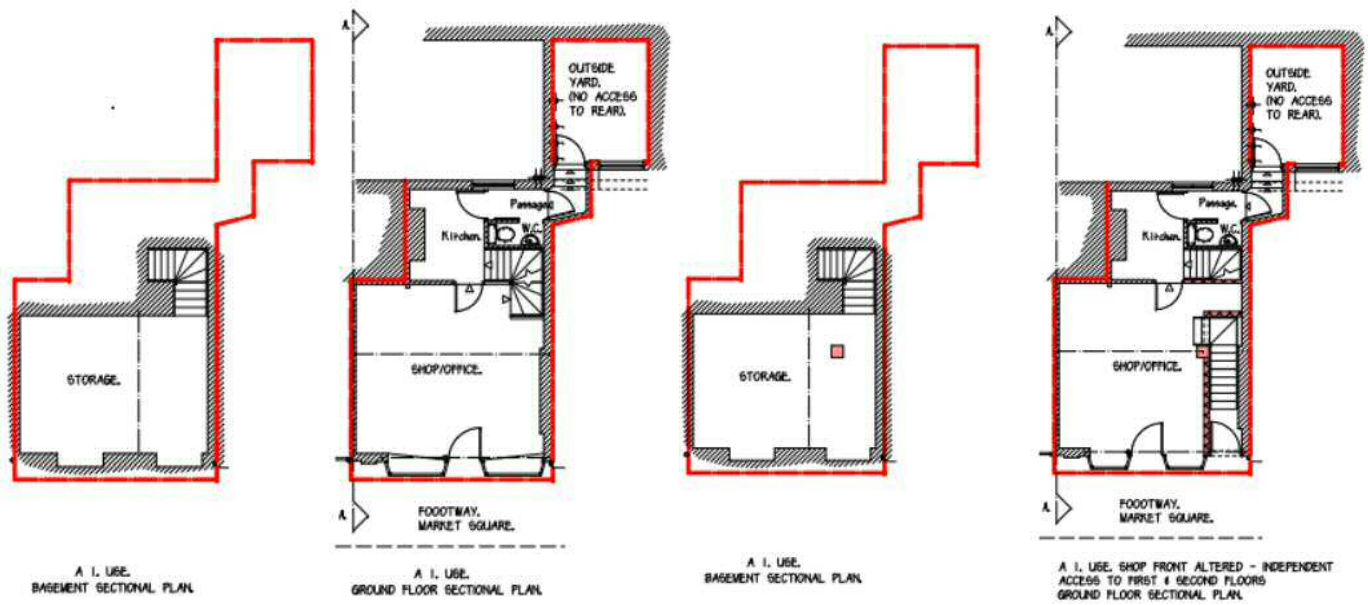
There is very little information for the Heritage Officer in the Design & Access Statement.



Existing Front

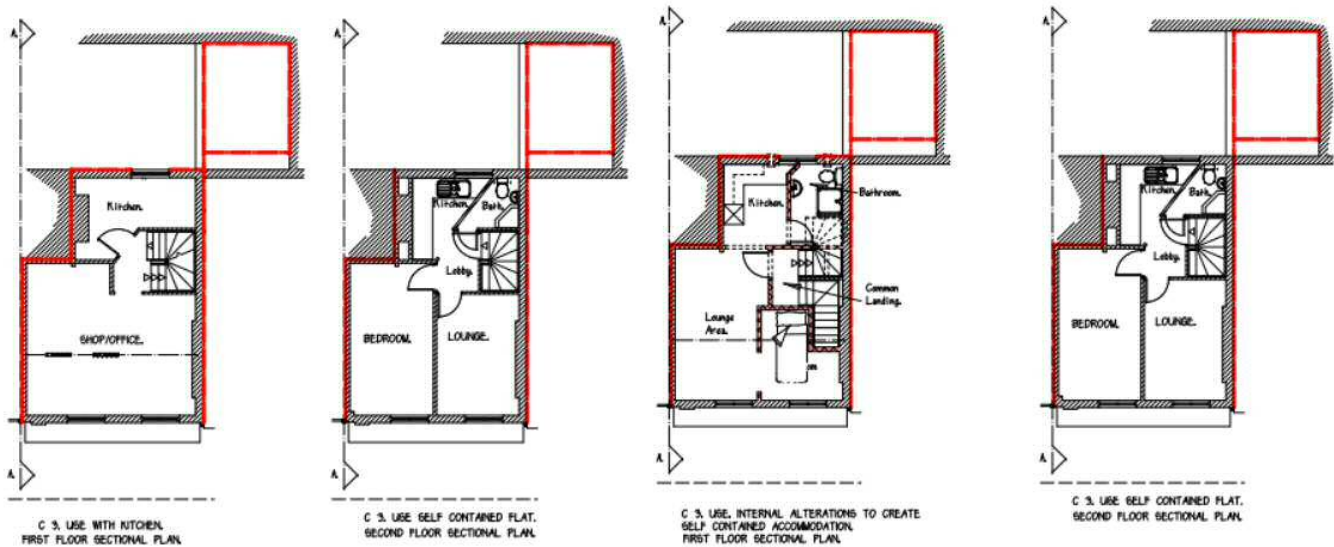


Proposed Front



Existing Basement and ground floor A1 use

Proposal replacing stair at rear of shop with one behind new door



Existing use stated to be C3, but see note above

Proposal – 2 self-contained flats

11. **20/04249/APP**
 2 Chandos Close, MK18 1AW
 Erection of fence to boundary (retrospective)
 Morgan

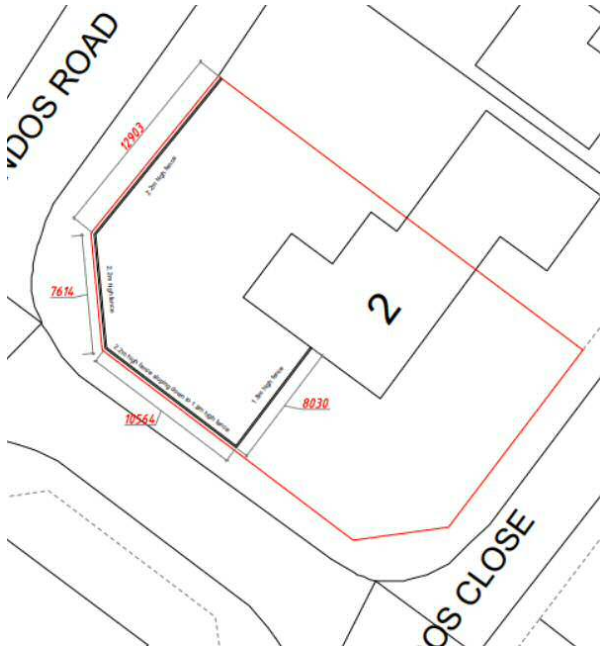


PHOTO SHOWING PROPOSED FENCING IN SITU

The site is the first house on the left of the access to Chandos Close, and is link detached to its neighbour.

1	19/04154/ACL	Application for a Lawful Development Certificate for the proposed demolition of conservatory and erection of single storey rear extension	Certificate Refused - Proposed Develop't
2	20/01910/APP	Demolition of existing conservatory/ utility room and rebuild extension	Approved
3	20/04249/APP	Erection of fence to boundary (retrospective)	Pending Consideration



The house, fence and hedge in 2017

Members looked at the extension application in June and registered 'No Objections'. However, that application showed no change to the fence and hedge (which is shown and labelled) and which the officer referenced in their report as effectively hiding the extension from the road, and therefore not affecting the Conservation Area opposite. The hedge was estimated as 3m tall, and that looks about right from the photo above.

The new fence (applicant's photo next to the site plan above) grades from 1.8m at the front to 2.2m and is 2.2m at the corner and along Chandos Road. It is 1.8m closeboard timber panels with a trellis on the top.

Amended Plans

12. 20/02511/APP

Garage Site, Pightle Crescent

Demolition of the existing 20 garages and the erection of 8 x 2-storey apartments of the following configuration: 4 x one-bed apartments, 2 x two-bed apartments, 2 x three-bed apartments. Each apartment would have undercroft parking giving a total of 14 spaces, including 2 visitor parking bays. 5 separate spaces would also be provided just to the east of the dwellings. The existing 12 spaces would be retained at Pightle Crescent, which makes 31 parking spaces in total for the development. A secure communal bin storage area is also proposed, sized for the proposed development from discussions with the Council's Waste Services Co-ordinator.

Monro [VAHT]

The Operations Director of ZED PODS Ltd. has provided answers to comments made by the Town Council, and the Crime Prevention Design Advisor to the Police, and revised drawings of the ground and first floor and the roof; his answers are in red below. Our other comments have not been addressed. Members response (14th September) was:

It was noted that, contrary to the Authority's 'Trees and the Planning Process' document, the rear of the building was extremely close to the Protected Woodland, to the extent that some branches hung over the garage roofs, and that this would undoubtedly lead to damage to the trees and their roots, damage to the building itself in the long run, and repeated applications for works to the trees to maintain clearance, light and safe passage for those residents whose access was the walkway at the rear.

There is some risk of flooding from the stream in the woodland.

The parking provision was based on the Buckinghamshire Countywide Parking Guidance (2015); Members wondered why the parking bay dimensions in this document had not been adhered to, for consistency. They also noted that there was not enough parking provided for the existing 36 flats, and that this was being diminished to house the bin store for the new development.

Western Avenue is a bus route, and not suitable for on-street overflow parking.

With regards to the pertinent points raised by Buckingham Town Council, we have added details to the parking plan to demonstrate that the current parking provision is not being reduced.^A Furthermore, all our parking bays under the units are in accordance with Parking Guidance 7.3.1 Residential car parking design. The minimum design requirement criteria for residential parking standards under this guidance state that all parking bays to be considered within all planning applications must be of the Size of allocated parking spaces sizes contained with Section 2.5 (Length 5.0m x Width 2.8m). All bays being proposed meet these standards. The scheme also meets the standards in terms of number and size of parking spaces for the proposed dwellings.

^ANot so. There are currently 16 parking bays behind the flats, and these are 4.8 x 2.4m with a much reduced manoeuvring space proposed. The bin shed and KEEP CLEAR hatching remove 4 of these. The 5 extra spaces on the far side of the access road are designated as Visitor Parking on drawing PI 001. Thus the residents of the existing 36 flats are down to one parking bay between three flats.

Manoeuvring a cycle out of the store if the parking bays were occupied would be awkward.

The Town Council comment on the accessibility of the cycle stores. The access to the stores relate to the user of the parking bays so that the currently proposed bike storage is behind the parking bay of the relevant dwelling, so anyone moving a bike would be doing so across their own parking bay.

This assumes that all the cyclists are adults and able to move the parked vehicle. A school child should be able to put their bike away without recourse to adult help. Drawing PI 001 suggests that the storage can be reduced from 1.7m to 1.2m if required for better access, and illustrates two cycles in the storage unit. 1.2m is

pushing it to the limit, given that space has to be allowed to get the bike through the door and turned at right angles.

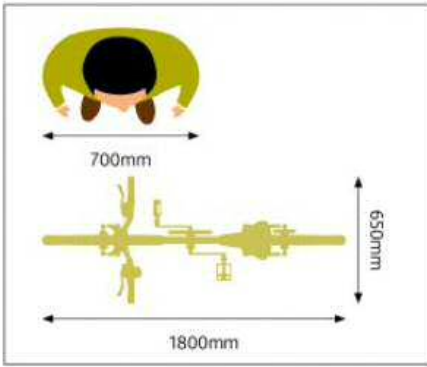
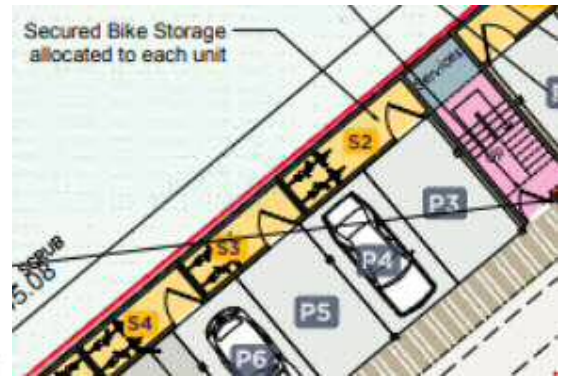


Diagram 3: Space required for parking or removing bicycle



Diagram 4: The footprint of a person wheeling a cycle



None of the flats were disabled-accessible, and no suitably sized disabled parking bays were included. Residents with restricted mobility, such as a heart condition or accident injury, would find access difficult, and transporting refuse to the bin store an arduous carry.

The first-floor access walkway was not overlooked, which was a safety issue.

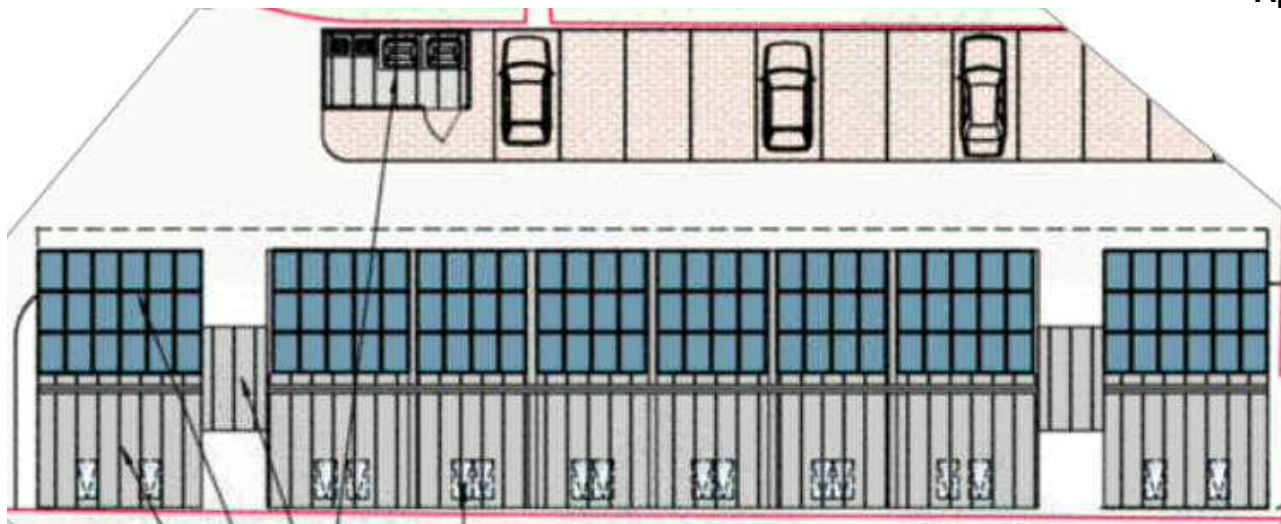
The rooms were quite dark, and it was not clear whether rooflights were still included; drawings differed and no related pool of light was shown on the daylight analysis diagrams, which were not drawn to the same scale, nor their numbers identified or dimensioned.

The Town Council also commented on the Velux and daylight. We have attached the revised drawing Z07 PI 003 Rev A Roof Plan with shows the Velux rooflight positions more clearly to address the concerns raised regarding natural daylight. Natural daylight was preferable, but lacking in the rear-facing rooms.

There are two Velux skylights in the rear (northwest-facing) roofslope of each flat. These are over Bedrooms 2 & 3 of the 3-bed flats, Bedroom 2 of the 2-bed flats and 'Living space' of the 1-bed flat, though this has an alternative living space on the first floor by the balcony door. The front roofslope is covered in solar panels.



Original rear elevation drawing; Rooflights shown as black line near roof ridge



New roof plan shows Velux windows much lower down and lining up with the upper floor windows in the main

The CPDA had commented (3 September 2020):

Access controls

From the DAS, access controls are proposed for the access stair case on the ground floor, however I have been unable to find any further details. Access controls are vital to provide an appropriate level of security to this development without which unauthorised access can be gained to the narrow (1.5m) and private communal walkway. Due to the proposed single access door and lack of surveillance available to the walkway located to the rear of the development the following attributes must be present:

- Fob activated access controls with a visitor entry system
- Audio and visual communication with each individual dwelling
- No trades button or timed release entry button
- Communal Entry door should meet the minimum requirements of PAS24:2016

- i. we enclose an updated drawing: Z07 PI 001 RevA Parking Level Plan. This revision shows the two audio-controlled door entrance panels more clearly. These controls will be installed on both communal doors separating the public and private realm. We agree with the comments to remove the 'trades' button and timed release entry button and we will ensure that the Communal Entry doors will meet the minimum requirements of PAS24:2016.

Postal services

I have been unable to find any details relating to facilities for postal services which suggest that the intention to allow through the door deliveries and therefore some timed release or access to the development. Delivering mail is an ideal excuse for an offender to enter or be found within the private areas of a development. As there is no internal secure lobby in the floor plans, secure post boxes should be provided externally.

The same drawing revision also emphasises the security in relation to postal services. As shown on the attached revision: Z07 PI 001 RevA Parking Level Plan, through wall mailbox systems will be provided at both stairwell entrances enabling access externally by the delivery staff with the post retrieved internally by the residents. We believe that this complies with the comment received and demonstrates has this issue has been resolved.

These are illustrated as being multi-slot panels, not individual mailboxes, so possibly for letters only, or slim packages.

Under-croft parking

These areas attract crime and anti-social behaviour providing shelter from the elements, light and a location with very limited surveillance. Future occupants parking their cars in this under-croft development will be unable to see them whilst their vehicles remain publicly accessible therefore increasing the risk of vehicle crime. Similar developments where under-croft parking is present have

had issues with unwanted items being dumped or stored there and people gathering for anti-social activities. These issues have been addressed with costly CCTV as a retrospective crime prevention measure, however CCTV should not be seen as an alternative to getting the design and layout correct at the outset.

In the absence of an appropriate level of active surveillance secure garage frontages should be provided on the ground floor. This would provide clear ownership and security to occupant's unattended vehicles.

With regards to the comments surrounding the residents parking area we propose to carry out a thorough lighting design on our schemes with a lighting consultant. Or preference is to use Thorlux as our lighting design consultant as they offer a council approved design and product that can be connected to the existing lighting monitoring systems. We have attached the exemplar report for our Bristol scheme 532036 Chalks Road Car Park Outputs REV 1' for reference.^B The scheme in Chalks Road is very similar in design, scale and nature and is arguably in a more public and open location than the site at Pightle Crescent. There is no public through flow across the site at Pightle Crescent and significant natural surveillance exists, particularly from the block of flats at 19-30 Pightle Crescent, which will be enhanced by the addition of the 8 proposed dwellings. There is also only a single vehicular access and no through flow of traffic. Footfall across the site and vehicular movements are on balance limited to residents, visitors and deliveries.

We also point out that the Vale of Aylesbury Housing Trust (the Trust) currently manages the surrounding properties and existing garages at Pightle Crescent and therefore has a vested interest in ensuring the proposed scheme is workable. The housing management team at the Trust confirm that they are not aware of any ASB issues at Pightle Crescent, supported by the crime statistics for the site and adjacent roads.^C

The existing flats (particularly block 19-30) would have a view towards the residents parking area beneath the proposed dwellings which is fully open to this aspect. As such we would not propose to use CCTV on this scheme at the outset as we believe natural surveillance, experience and shared management services will enable a safe scheme for residents, however, we have designed the scheme to offer the potential to install CCTV cost effectively at a future date should the need arise. We have had experience of addressing similar concerns on other schemes where we have worked with the planning team to identify that a SBD silver award accreditation could be imposed as a planning condition to give further confidence of the safety of the scheme.

^B Not uploaded on to the website

^C I took the CPDA's comment to mean that the development should not create a situation which could be exploited by anti-social elements. "If you build it, they will come..."

Bin stores

These areas attract crime and anti-social behaviour including arson, rough sleeping and drug offences. These need to be robustly secured. From the plans double doors are proposed which are difficult to secure requiring one door to lock into the other. A single wide door should be provided and access controlled appropriately to allow for a self-closing mechanism to be installed preventing the store being left insecure.

With regards to the Bin Store, we have updated the design as shown on the attached Z07 PI 001 RevA Parking Level Plan. A steel structure bin room module is proposed to be fitted with a single lockable door. An example of such a system is shown below.



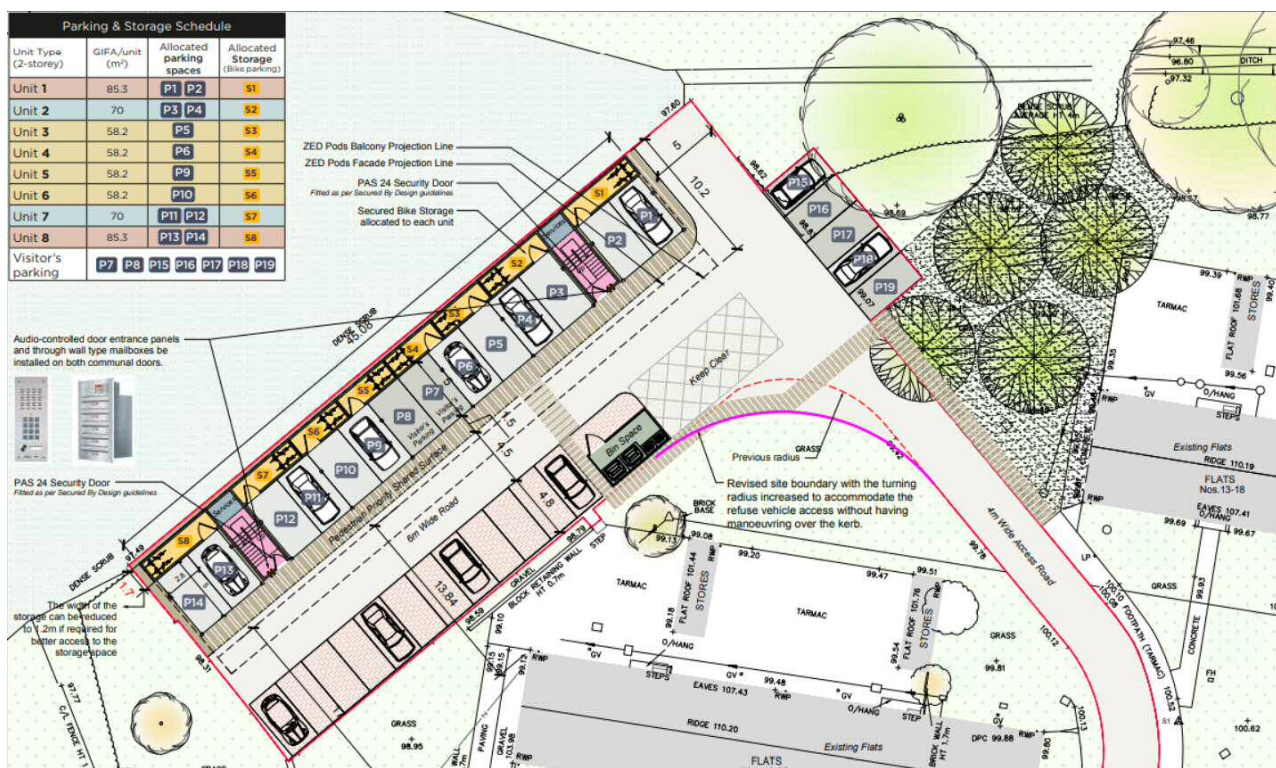
**Highways
Pedestrian Access**

We would also like to take this opportunity to respond to the comments from the Highways officer (published 17 September 2020). In respect of the comments relating to the pedestrian access, as shown on the revised drawing attached: Z07 PI 001 RevA Parking Level Plan, a pedestrian priority footpath is proposed to connect the proposed dwellings to the existing wider pedestrian footway which we believe resolves this issue.

Vehicle Tracking

The Highways officer also raises a point regarding the refuse vehicle tracking and the refuse vehicle mounting the kerb. In response we attach a revised drawing: Z07 PI 001 RevA Parking Level Plan, which shows how this is resolved. We have amended the current red edged site boundary to increase the turning radius to accommodate the refuse vehicle access so that the vehicle can manoeuvre without having to mount the kerb to satisfy the point raised.

Members will see from the above that drawing PI 001 has been extensively added-to: I reproduce it here for convenience only and recommend looking at the original (labelled 'Parking Level Plan'; 'Entry Level Plan' is the first floor).



**Not for consultation
13. 20/04214/ATC**

Bourtonhold House, 51 Well Street MK18 1EP
One weeping Willow. To structural pollard the tree to circa 10-11m.
Niles



Imagery ©2020 CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, Map data ©2020 20 m

1 N' WEIRING
WILLOW

This is the only document provided, apart from the application form, which adds no information to that given above.



No previous history of work to this tree
Tree is not Protected

Photo is from 2014

19/01476/APP

Station House, Tingewick Road
Erection of 11 (revised to 9) dwellings

Members response was (Extraordinary meeting, 13th May 2019) Oppose & Attend:

Members criticised the lack of awareness on the part of the applicants, who had failed to notice the development opposite (17/04668/ADP) was under construction and the 'proposed' bypass roundabout almost completed. Some of the previous application documents had not been updated to reflect the new scheme.

The current proposal is contrary to

- the BNDP Policy HP7 which supports development of small windfall sites of 10 dwellings or less; which includes para 6.9 which states that the density of development should create a character appropriate to the site's context;
- Policy HP4 which provides for a diverse housing mix;
- Policy DHE6 which provides for good quality outdoor space for new developments.

It is contrary to AVDC policies, with no reference to its Buckingham Design Guidelines of April 2001, which provide for local distinctiveness, and it fails to use Station House as a reference – no chimneys for instance. The application provides no details of materials which might reflect local design. AVDC's previous reason for refusal because of the impact on the surrounding landscape is unaddressed.

It is also contrary to NPPF Paras 124-127 regarding achieving Well-Designed Places, and Paras 184, 185 and 189 regarding Conserving and Enhancing the Historic Environment. It is a cramped narrow three-storey terraced housing overdevelopment which would overshadow Station House, which may not be Listed, but it has historic character.

The design statement seeks to enhance the heritage asset of the site, but proposes the very opposite.

The Drainage Strategy does not appear to have been updated from a previous application, and if a Klargester tank disposal is still proposed there is no indication of where this is to be sited.

There are no details on the website about refuse collection and the only reference is a rectangular bin store on a drawing; it is not clear what this is to contain, whether houses will have individual bins, and if so, where these are to be kept as there is no rear access to some plots. The cursory comment from the AVDC Officer is unhelpful.

Similarly, without rear access to gardens (and a shed) or designated (covered, secure) cycle parking, it is difficult to see how car use will be discouraged in the absence of a bus service along the main road.

Members also assumed (in the absence of any information on boundary treatments) 1.8m walls/fences to the gardens, which would prevent surveillance of the parking areas, which were, in many cases, only overlooked by bathroom or landing windows.

Members felt that an archaeological investigation of the site should be carried out.

The Town Clerk was asked to investigate having Station House Listed.

The loss of the walnut tree was regretted, and Members asked that it be Protected.

Members declined to change their response on Amended Plans at Full Council on 27/1/20

Notes on the Appellant's Statement of Case

1. (p.7 ¶4.4) "The BNDP.... designates several large sites along both sides of the Tingewick for residential development" but fails to note that this site is not included in any of them.
2. (p.8) The Planning History paragraph makes no reference to applications 20/00885/APP (approved) & 20/00886/APP (no decision yet) which were validated in March 2020.
3. (p.8) The Hamilton Precision site is so irrelevant that it is some distance outside the edge of the "Planning Approval Context Plan".
4. (p.8) There should be two arrows originating in the Barratt Homes label on this plan, indicating that the estate south of the Tingewick Road is also meant. As it is, it looks as if the site to the north has 400 dwellings allocated to it.
5. (p.13) ¶5.24 lists the BNDP policies 'relevant to this appeal', but does not include HP4 and DHE6, though the document repeatedly asserts that the layout is 'spacious'.
6. (p.13) The only policy addressed (¶5.25, and again on p15, ¶6.4) is HP7 – Windfall sites, which which the application is compliant, in that the number of dwellings proposed is now less than 10.
7. (p.17 ¶6.15) In relation to Station House, "The dwelling may have been a railway workers dwelling associated with the nearby Goods Depot" and (p. 18 ¶6.16) "... it would not have been constructed to stand in isolation or to be set within spacious or grand grounds". It is on the grand side for a railway worker, and the OS extract on p.19 clearly shows it to be in its own grounds and without any domestic neighbours.



Yes, the garden is unkempt and the house neglected, but this is not an argument for cramming 9 more houses into its garden in order that (¶6.14) "The proposed additional dwellings within the site will provide much needed financial support for the improvements to Station House, without which the building is likely to continue to fall further into disrepair." It could just as easily be brought back into use as a single family home with a good-sized garden.

8. (p.22 ¶6.37) ".... The site is in close proximity to Buckingham town centre....". That depends on the definition of 'close' – it is not so close as to make carrying the weekly

Appendix C

shopping feasible – it is a 15 - 20 minute walk without the option of a bus service. This is contrary to ¶103 of the NPPF quoted on p11: “Paragraph 103 states that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.”

Notes of a meeting held on Wednesday 2nd December 2020 at 2pm

1. Present

For Buckinghamshire Council:	Mark Auchterlony	Development Management Manager
	Christine Urry	Head of Planning & Development
	Sarah Armstrong	Technical Team Leader, North Bucks Area
For Buckingham Town Council:	Paul Hodson	Town Clerk
	Katharine McElligott	Planning Clerk

2. Summary

The meeting was held at the invitation of Mark Auchterlony in response to concerns regarding the handling of one planning case, and as in introduction to Mark, Chrissy and Sarah in their new roles

MA: apologised for the misquotation in the officer's report on 7 Krohn Close; Parish & Town Council comments should always be quoted as submitted and officers have been informed.

CU summarised progress with the new management arrangements; following unification, the Planning Department have retained former council area divisions for now but a new management structure was being introduced. They are looking to hold Parish/Town Council forums in new year.

PH spoke about Buckingham Town Councillors' commitment to providing detailed and accurate planning responses, as reflected in the investment in Katharine's role. He also explained the role the Buckingham Society play, in having their own pre-meeting before their representative attends Town Council meetings. Paul also summarised the Town Council's investment in the Neighbourhood Development Plan and plans for its refresh.

There was a discussion around the legacy of dismissive attitudes to neighbourhood planning. All present agreed that neighbourhood plans are key planning documents, and Mark and Sarah underlined that their team are instructed to consider them fully in drafting planning advice, but that while officers may draw attention to Council policies, this is not necessarily taken on board by applicants.

The new call-in system was discussed, including frustrations at not being able to get applications to Committee without vetting by Shire Councillors. Regarding the constitution of Buckinghamshire Council, it was noted that a Constitution Review Group has been set up.

Training will be arranged for Town Councillors, this will largely be after the new intake of Councillors in May. It was noted that Current Committee members have been in post for at least 5 years, some much more, and have received training and are well versed in 'planning reasons'.

The large turnover of staff in the Planning Department had at times led to a lack of continuity and many officers have at times dealt with a single application. However recent advertising has had a pleasing volume of response, so some stability can be predicted.

The backlog of applications may be outsourced to consultants. However, KM reported good turnaround of recent applications, but a slower catchup on old ones. The last 2015 application decided earlier in the year. Sarah confirmed that they are working to reduce the backlog at the same time as ensuring new applications are dealt with swiftly.

A number of points were made by the Town Council, to aid Buckinghamshire Council going forward. These included a request to be advised of amended plans a request to be accurate in determining whether plans are an APP or ACL, and a request to be clear when parallel APP and ALB plans are being considered.

Sarah clarified that neighbour comments are required to be removed following decision – this due to Data Protection; they remain available to officers, and on request

A uniform checklist for validating applications is being rolled out over all areas, which is hoped to resolve some of the difficulties that have been faced.

Mark queried the standard caveat used by the Town Council on responses re lack of site notices at date of meeting. I was explained that site notices very often posted long after the Planning Committee's meeting, and residents have complained that they were unable to address Councillors (15 minutes Public Session is held before every meeting). Members not able to see for example the back of premises to gauge proximity to neighbours, so rely on neighbours to tell us. If the response needs modification, this would be done before the cut-off date direct to the relevant officer or via the Parish Liaison Officer.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	Year	Appln	Type	site	Proposal	Shire Councillors						Notes				
2	2016	00151	AOP	Land off Walnut Drive	170 houses							not in our parish				
3						CC	SC	TM	HM	RS	WW	Later contact if any	date of BTC agenda	Response	Committee Date	Decision
4	2018	00932	APP	19 Castle Street	6 flats above shop							amended plans	20/4/20	& 17/04671/ALB; Oppose until HBO satisfied		
5		01098	APP	23/23A/23B Moreton Road	split 3 houses into 6 flats							amended plans	23/03/20 and 6/7/20	no change to original response; deferred for more information		
6		04290	APP	West End Farm	72 flats/Care Home	-	-	-	-	√	-	amended plans	4/2/19	no change to original response	WITHDRAWN 27/2/20	
7		04626	APP	Overn Crescent	4 houses	-	-	√	-	-	-	amended plans	22/6/20	no change to original response		
8																
9	2019	00148	AOP	Land at Osier Way	up to 420 houses	-	-	-	-	√	-					
10		00391	APP	The Workshop, Tingewick Rd	ch/use & new access	-	x	-	-	-	-	amended plans	3/2/20	Oppose & Attend		
11		00902	ADP	Land adj 73 Moreton Road	Reserved matters - 13 houses	-	x	-	-	-	-					
12		001476	APP	Station House, Tingewick Road	11 houses	-	-	-	?	-	-	additional document	27/2/20	no change to original response		
13		01564	APP	12-13 Market Hill (M&Co)	9 flats over and 23 newbuild flats behind	-	-	-	-	-	-			<i>Revised application 20/02752/APP submitted August 2020, see below</i>	Officer decision	Refused 6/7/20
14		02627	AAD	Old Town Hall	signage (retrospective)	-	-	-	-	-	-	amended plans	24/2/20	response changed to No Objections subject to the satisfaction of the HBO		
15		03531	APP	10 Tingewick Road (Hamilton Precision site)	variation 16/02641/APP 50 houses	-	-	-	-	√	-					
16		03624	ALB	Old Town Hall	signage (retrospective)	-	-	-	-	-	-	amended plans	24/2/20	response changed to No Objections subject to the satisfaction of the HBO		
17																
18	Year	Appln	Type	site	Proposal	Shire Councillors						Later contact if any	date of BTC agenda	Response	Committee Date	Decision

Pre-1st April 2020 "Oppose Attend" responses and post 1st April call-in requests

Appendix E

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
19						CC	SC	TM	HM	RS	WW					
20	2020	00483	APP	Land behind 2 Market Hill	7 flats	-	-	-	-	-	-	add'l plans amended plans	23/03/20; & 17/8/21	no change; response changed to No Objections		
21		00510	APP	Moreton Road III	130 houses	-	-	-	-	v	-					
22		01018	APP	7 Krohn Close	extensions	-	x	-	-	-	-	amended plans	17/8/20	no change to original response	officer decision	Approved 3/9/20
23		01240	APP	5 The Villas	extension	-	-	-	-	-	v	add'l plans	22/6/20	no change to original response	WITHDRAWN 18/9/20	
24		02013	APP	10 Hilltop Avenue	Fence and shed	-	-	x	-	-	-	new appln 20/04127	20/7/20		officer decision	Refused 23/9/20
25		02506	ALB	50-51 Nelson Street	change #51 to HMO	not possible for ALB						17/8/20	in combination with 20/01830/APP			
26		02511	APP	Pightle Crescent	8 flats, garage area	-	x	x	-	-	-	amended plans to 21/12/20	14/9/20	2 approaches made to SC, no response, TM asked; declined		
27		02752	APP	M&Co	9 flats above shop	-	-	x	-	-	-		14/9/20			

Key v = call-in actioned; x = refused; - = no response; ? = requested but not confirmed

Open consultation

Supporting housing delivery and public service infrastructure

Published 3 December 2020

Consultation questions. The proposed class list is at the end of the question table, Annex A

Part 1. Supporting housing delivery through a new national permitted development right for the change of use from the Commercial, Business and Service use class to residential		
Q1	Do you agree that there should be no size limit on the buildings that could benefit from the new permitted development right to change use from Commercial, Business and Service (Class E) to residential (C3)?	Please give your reasons.
Q2	2.1 Do you agree that the right should not apply in areas of outstanding natural beauty, the Broads, National Parks, areas specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981, and World Heritage Sites?	Please give your reasons.
	2.2 Do you agree that the right should apply in conservation areas?	Please give your reasons.
	2.3 Do you agree that, in conservation areas only, the right should allow for prior approval of the impact of the loss of ground floor use to residential?	Please give your reasons.
Q3	3.1 Do you agree that in managing the impact of the proposal, the matters set out in paragraph 21 of the consultation document should be considered in a prior approval?	Please give your reasons.
	3.2 Are there any other planning matters that should be considered?	Please specify.
Q4	4.1 Do you agree that the proposed new permitted development right to change use from Commercial, Business and Service (Class E) to residential should attract a fee per dwellinghouse?	Please give your reasons.
	4.2 If you agree there should be a fee per dwellinghouse, should this be set at £96 per dwellinghouse?	Please give your reasons.
Q5	Do you have any other comments on the proposed right for the change of use from Commercial, Business and Service use class to residential?	Please specify.
Q6	6.1 Do you think that the proposed right for the change of use from the Commercial, Business and Service use class to residential could impact on businesses, communities, or local planning authorities?	If so, please give your reasons.
	6.2 Do you think that the proposed right for the change of use from the Commercial, Business and Service use class to residential could give rise to any impacts on people who share a protected characteristic?	If so, please give your reasons.
Part 2. Supporting public service infrastructure through the planning system		
Q7	7.1 Do you agree that the right for schools, colleges and universities, and hospitals be amended to allow for development which is not greater than 25% of the footprint, or up to 250 square metres of the current buildings on the site at the time the legislation is	Please give your reasons.

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	brought into force, whichever is the greater?	
	7.2 Do you agree that the right be amended to allow the height limit to be raised from 5 metres to 6?	Please give your reasons.
	7.3 Is there any evidence to support an increase above 6 metres?	Please specify.
	7.4 Do you agree that prisons should benefit from the same right to expand or add additional buildings?	Please give your reasons.
Q8	Do you have any other comments about the permitted development rights for schools, colleges, universities, hospitals and prisons?	Please specify.
Q9	9.1 Do you think that the proposed amendments to the right in relation to schools, colleges and universities, and hospitals could impact on businesses, communities, or local planning authorities?	If so, please give your reasons.
	9.2 Do you think that the proposed amendments to the right in relation to schools, colleges and universities, and hospitals could give rise to any impacts on people who share a protected characteristic?	If so, please give your reasons.
Q10	10.1 Do you think that the proposed amendment to allow prisons to benefit from the right could impact on businesses, communities, or local planning authorities?	If so, please give your reasons.
	10.2 Do you think that the proposed amendment in respect of prisons could give rise to any impacts on people who share a protected characteristic?	If so, please give your reasons.
Q11	Do you agree that the new public service application process, as set out in paragraphs 43 and 44 of the consultation document, should only apply to major development (which are not EIA developments)?	Please give your reasons.
Q12	Do you agree the modified process should apply to hospitals, schools and further education colleges, and prisons, young offenders' institutions, and other criminal justice accommodation?	If not, please give your reasons as well as any suggested alternatives.
Q13	Do you agree the determination period for applications falling within the scope of the modified process should be reduced to 10 weeks?	Please give your reasons.
Q14	Do you agree the minimum consultation/publicity period should be reduced to 14 days?	Please give your reasons.
Q15	Do you agree the Secretary of State should be notified when a valid planning application is first submitted to a local planning authority and when the authority it anticipates making a decision?	Please give your reasons.
Q16	Do you agree that the policy in paragraph 94 of the NPPF should be extended to require local planning authorities to engage proactively to resolve key planning issues of other public service infrastructure projects before applications are submitted?	Please give your reasons.
Q17	17.1 Do you have any comments on the other matters set out in this consultation document, including post-permission matters, guidance and planning fees?	Please specify.
	17.2 Do you have any other suggestions on how these priority public service infrastructure projects should be prioritised within the planning system?	Please specify.
Q18	Do you think that the proposed amendments to the planning applications process for public service	If so, please give your reasons.

	infrastructure projects could give rise to any impacts on people who share a protected characteristic?	
Part 3. Consolidation and simplification of existing permitted development rights		
Q19	19.1 Do you agree with the broad approach to be applied to the review and update of existing permitted development rights in respect of categories 1,2 and 3 outlined in paragraph 76 of the consultation document?	Please give your reasons.
	19.2 Are there any additional issues that we should consider?	19.2 Are there any additional issues that we should consider?
Q20	Do you agree that uses, such as betting shops and pay day loan shops, that are currently able to change use to a use now within the Commercial, Business and Service use class should be able to change use to any use within that class?	Please give your reasons.
Q21	Do you agree the broad approach to be applied in respect of category 4 outlined in paragraph 76 of the consultation document?	Please give your reasons.
Q22	Do you have any other comments about the consolidation and simplification of existing permitted development rights?	Please specify.

Annex A: List of potential rights that may require consolidation and simplification, update and cross-referencing following changes to the Use Classes Order

This list is based on the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, on 7 October 2020. This list is not definitive, and the final legislation may vary by the addition or omission of individual rights.

Article 2 Interpretation

Part 1 Development within the curtilage of a dwellinghouse

Class A	enlargement, improvement or other alteration of a dwellinghouse
Class AA	enlargement of a dwellinghouse by construction of additional storeys
Class B	additions etc to the roof of a dwellinghouse
Class C	other alterations to the roof of a dwellinghouse
Class D	porches
Class E	buildings etc incidental to the enjoyment of a dwellinghouse
Class F	hard surfaces incidental to the enjoyment of a dwellinghouse
Class G	chimneys, flues etc on a dwellinghouse
Class H	microwave antenna on a dwellinghouse

Part 2 Minor operations

Class A gates, fences, walls etc

Part 3 Changes of use

Class A	restaurants, cafes, or takeaways to retail
Class AA	drinking establishments with expanded food provision
Class B	takeaways to restaurants and cafes
Class C	retail, betting office or pay day loan shop or casino to restaurant or cafe
Class D	shops to financial and professional
Class E	financial and professional or betting office or pay day loan shop to shops
Class F	betting offices or pay day loan shops to financial and professional
Class G	retail or betting office or pay day loan shop to mixed use
Class H	mixed use to retail
Class I	industrial and general business conversions
Class J	retail or betting office or pay day loan shop to assembly and leisure
Class JA	retail, takeaway, betting office, pay day loan shop, and launderette uses to offices
Class K	casinos to assembly and leisure
Class M	retail, takeaways, and specified sui generis uses to dwellinghouses
Class N	specified sui generis uses to dwellinghouses
Class O	offices to dwellinghouses
Class R	agricultural buildings to a flexible commercial use
Class S	agricultural buildings to state-funded school or registered nursery
Class T	business, hotels etc to state-funded schools or registered nursery
Class U	return to previous use from converted state-funded school or registered nursery
Paragraph W	Procedure for applications for prior approval
Paragraph X	Interpretation

Part 4 Temporary buildings and uses

Class C	use as a state-funded school for 2 academic years
Class CA	provision of a temporary state-funded school on previously vacant commercial land
Class D	shops, financial, cafes, takeaways etc to temporary flexible use

Part 6 Agricultural and forestry

Class A	agricultural development on units of 5 hectares or more
Class B	agricultural development on units of less than 5 hectares

Part 7 Non-domestic extensions, alterations etc

Class A	extensions etc of shops or financial or professional premises
Class B	construction of shop trolley stores
Class C	click and collect facilities
Class D	modification of shop loading bays

Class E	hard surfaces for shops, catering or financial or professional premises
Class F	extensions etc of office buildings
Class G	hard surfaces for office buildings
Class J	hard surfaces for industrial and warehouse premises
Class M	extensions etc for schools, colleges, universities and hospitals
Paragraph O	Interpretation

Part 11 Heritage and demolition

Class B	demolition of buildings
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Part 20 Construction of New Dwellinghouses

Class ZA	Demolition of buildings and construction of new dwellinghouses in their place
Class A	New dwellinghouses on detached blocks of flats
Class AA	new dwellinghouses on detached buildings in commercial or mixed use
Class AB	new dwellinghouses on terrace buildings in commercial or mixed use

Applications to fell trees from 2016
Protected trees (ATP)

Year	Appl. No.	Address	Trees affected	Reason	Decision
2016	01890	27 Nelson Street	Scots Pine	Lower stem damage incl. decay; N/E 15% lean, possible root plate movement; Crown decline	Approved
2017	00003	Maids Moreton Avenue	Lime Horse Chestnut Poplar	Significant decay and leaning over access Dead Dead	Approved
	00238	Land off Embleton Way	Ash	Significant decay in stem	Approved
	02010	Waglands Garden	2 x Sycamore	Self-set, growing in cypress hedge	Approved
	02681	Land at Chandos Road		To prepare the land for development	Approved
	03281	Maids Moreton Avenue	Plum	Dead	Approved
	03432	Land at Chandos Road	T3 Yew T18 Yew T25 Yew T26 Portuguese Laurel T48 Yew	Very spindly tree that has almost no amenity value at all Wide spreading tree with a rather one-sided form that will occupy a large portion of the back lawn of the house. Gingko biloba suggested as replacement Small tree of little worth Large shrub of little amenity value Leaning over and may be at risk of collapse	Refused
	04295	Maids Moreton Avenue adj 4 Manor Gardens	Sycamores	Self set sycamores in group	Approved
2018	00370	The Old Surgery, West Street	Common Beech	Tree has become too large for its situation and is of low amenity value	Approved
	01835	Land adj. 3 Orchard Dene	Birch	Advanced state of decline. Replacement to be discussed with residents	Approved
	01836	Land at Fishers Field	Willows 2 x Sycamores	Leaning excessively over river, fell to prevent future blockages With Kretzschmaria duesta present on butts and by road	Approved
	02459	Land at Chandos Road	Yew (previously shown as Portuguese Laurel)	The tree is largely dead and unsightly. Replace with 1 standard sized ash leaved maple (Acer)	Split decision
	03197	Land adj Tingewick Road	Sycamore	Significant basal cavity with Kretzschmaria duesta present	Approved
2019	03832	Maids Moreton Avenue	Hawthorn	None specified; part of a general maintenance work sheet	Approved

	04203	6 Carisbrooke Court	2 x Norway Maple	Trees in Foscott Way verge. Implication in subsidence issue	Approved
2020	00834	2 Bostock Court	Weeping Willow	Dead (DD five day notice)	Approved
	01942	Land adj. 11 Cromwell Court	3 x Norway Maple	Trees in Foscott Way verge. Implication in subsidence issue	Approved
	02356	Maids Moreton Avenue, rear of 3 Carisbrooke Court	Chestnut	Reported as reason for subsidence	Approved
	03021	1 Bostock Court	4 x Lawson Cypress	Causing excessive shading and have low amenity value	Approved
	03373	Open space, Watchcroft Drive	Sycamore	Dying and diseased, large limbs already dead, possible suffering from Sooty Bark disease. Bordering School so high risk.	Approved
	03375	Maids Moreton Avenue, rear of Stratford Lodge	Not specified	Remove dead trees and regrowth from previous felling.	Approved

Conservation Area trees (ATC)

Year	Appl. No.	Address	Trees affected	Reason	Decision
2016	00011	4 Victoria Row	Italian alder	Tree has over-extended form and leans over River	Approved
	01156	10 Chandos Road	Blue Conifer Western Red Cedar Norway Spruce	Shading garden None specified None specified	Approved
	03823	1 Manders Gardens	3 Leylandii Sycamore	None specified None specified	Approved
2017	02681	58 Nelson Street	Leylandii Cherry	None specified None specified	Approved
	03471	Paynes Court	2 x Alder	Roots lifting block paving causing health risk to residents	Approved
	03794	15 Chandos Road	Skyrocket conifer	None specified	Approved
	04160	Cornwalls Centre	False Acacia	The false acacia in the pedestrian thoroughfare is in a dangerous state. Fungal fruiting body of a parasitic fungi is evident around the base of the tree which puts the tree at risk of total failure	Approved
2018	01298	Well House, 35 High St.	Tulip tree Holly	Unhealthy specimen Unhealthy specimen	No decision – timed out
	02414	15 Moreton Road	Conifer	The roots are pushing the retaining wall over and the tree is leaning	Approved

				towards the Moreton Road and the Bungalow opposite.	
	02524	Old Latin House	Leyland Cypress	The tree has structural imperfections and is now exposed to wind loads it was previously not accustomed to. This greatly increases the likelihood of premature failure putting at risk the existing building, a listed wall, the Nightingale Rise access road, parked cars, garden and persons nearby	Approved
2019	01330	Fleece Yard	Sycamore	Growing in wall and will eventually cause wall to fail	Approved
	01467	54 Well Street	Silver Birch Bay	None given Permission not required	Approved
2020	03689	Hunter St car park	2 x Willow	Suffering from fungus and decay	Pending consideration
	03994	Land adj Tingeiwck Rd, behind 22 Nelson St.	1 x Scots pine Pt conifer hedgerow	To allow formation of new access per approved application 19/00391/APP	Pending consideration

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